



United Spinal Association



- Who are the players?
- What is the process?
- Why function matters?
- When do I bring the builders into the process?
- Where do I find resources?
- How much will it cost ?



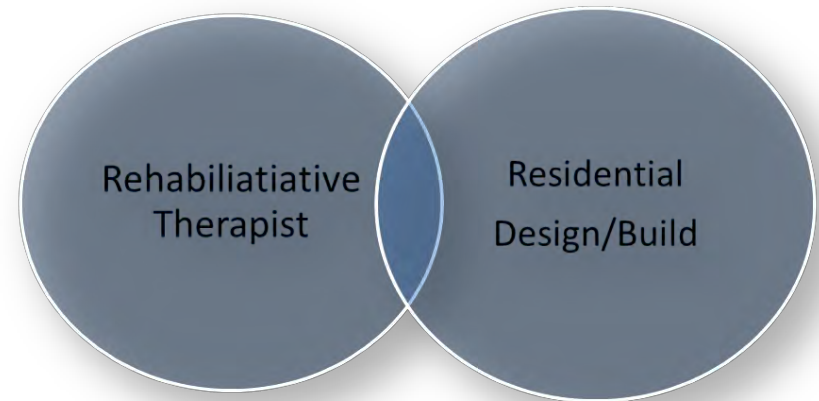
The Formula for Successful Home Modifications

Frangeli® Consulting & Design



Frank Gucciardo M.S., P.T., C.A.P.S., C.G.P.

- Trained Professionally as a Physical Therapist
- Owned and operated a niche design/build company for nearly a decade.
- The company now operates strictly as a consulting and architectural design firm.



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Few guidelines for residential accessibility.

The information is not readily available to most.

Few knowledgeable designers, architects or builders exist.

There are an endless number of under-qualified professionals available

How do you make sense of it all?



A.S.S.I.S.T. To Home®

Traditional Method of Tackling a Project



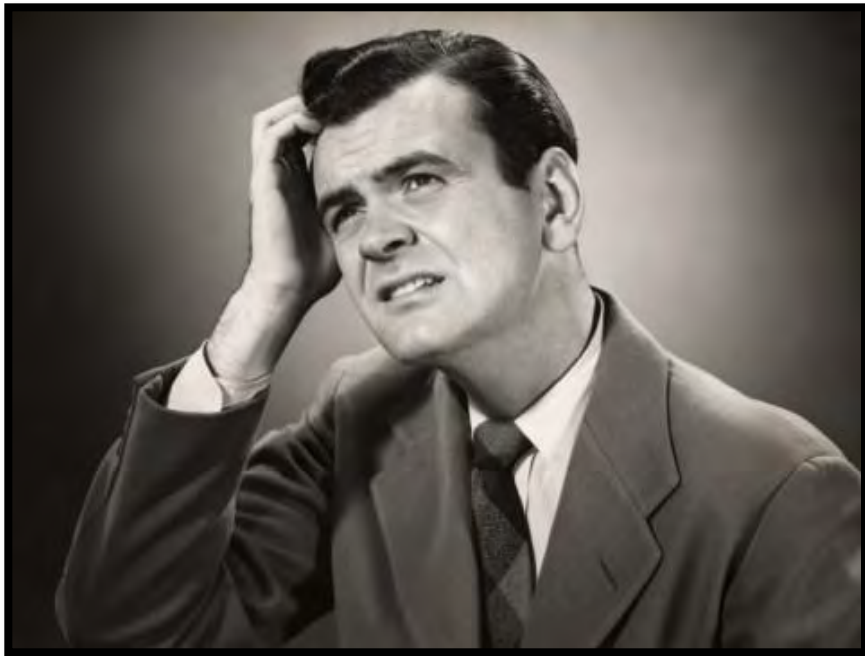
- The hunt for a builder begins 1st.
 - Friends, family and other trusted resources are called.
 - If the Church or some other charitable organization is involved, then they take the lead.
- Multiple builders are called into to provide estimates.
- Various solutions and bids come in all over the map.
- Who is right? If anyone?
- You now have to make heads or tails of it.

End Result:



Confusion, doubt and typically price driven

Ugly and poorly designed





Hang on... We must be doing something wrong...
How does the saying go again?

Building a Bridge: A Team Effort



How the Process Should Flow

Plan & Design 1st



Build 2nd



Discovery, Diagnosis & Design

Medical Discovery

A full understanding of your medical condition and functional abilities must be grasped

Diagnosis of Problems

The “as built” environment is examined thoroughly in order to assess where the problems will lie.

Design Documents

A scope of work is created outlining what will be built. Performance specification of material to be used would be included.

Function Drives Solutions



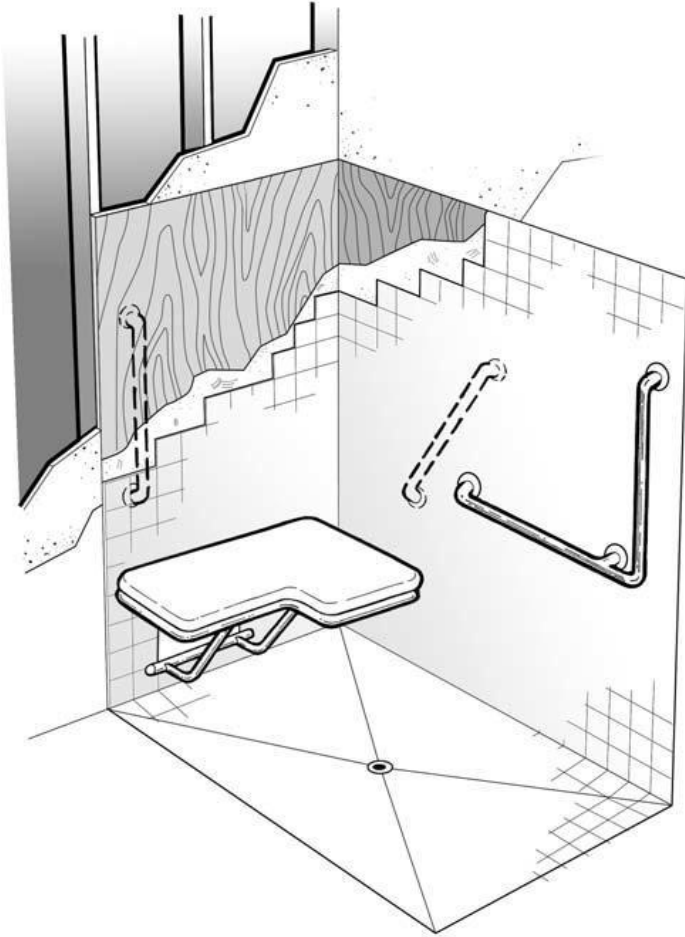
Self Propelled Shower Chair



Tilt-in Space Shower Chair



This can work but only if you have no other options:





Being measured 1st is critical.

Counter top heights are typically lower

Allows for space underneath the sink

Toe kicks are enlarged to allow for foot rest clearance.

Function drives design and yet it can look beautiful.



The Devil is in the Details: Accessible Cabinetry



You need an advocate to act in your best interests.

Your designer should create the ideal solution THEN work backwards if it **doesn't match your budget.**

You simply cannot rely on contractors to give you proper counsel because of the inherent conflict of interest.



**Accurate Objective Information
is Paramount**

The Role of the Contractor

DO NOT leave your very specific needs to be solved by a general contractor with little to no experience in designing accessible environments.

- o The general contractor's true responsibility is to install what YOU tell them to...DO NOT expect more.
- o What you should absolutely expect from your general contractor is professionalism, competence, reputation, licensing, insurances, references and competitive pricing.

What NOT to build!



Recap

- o Medical input is a must.
- o Independent, objective advice and design must be in place 1st.
- o Product selection comes in at the time of design.
- o Builders come to the property after a plan in is place.
- o Ensures “Apples to Apples” bidding and allows for proper negotiation of price.

Available Design Methods/Tools



- 3 options/tools which are based on the size of your project:
 - Narrative
 - Concept
 - Full set of construction documents

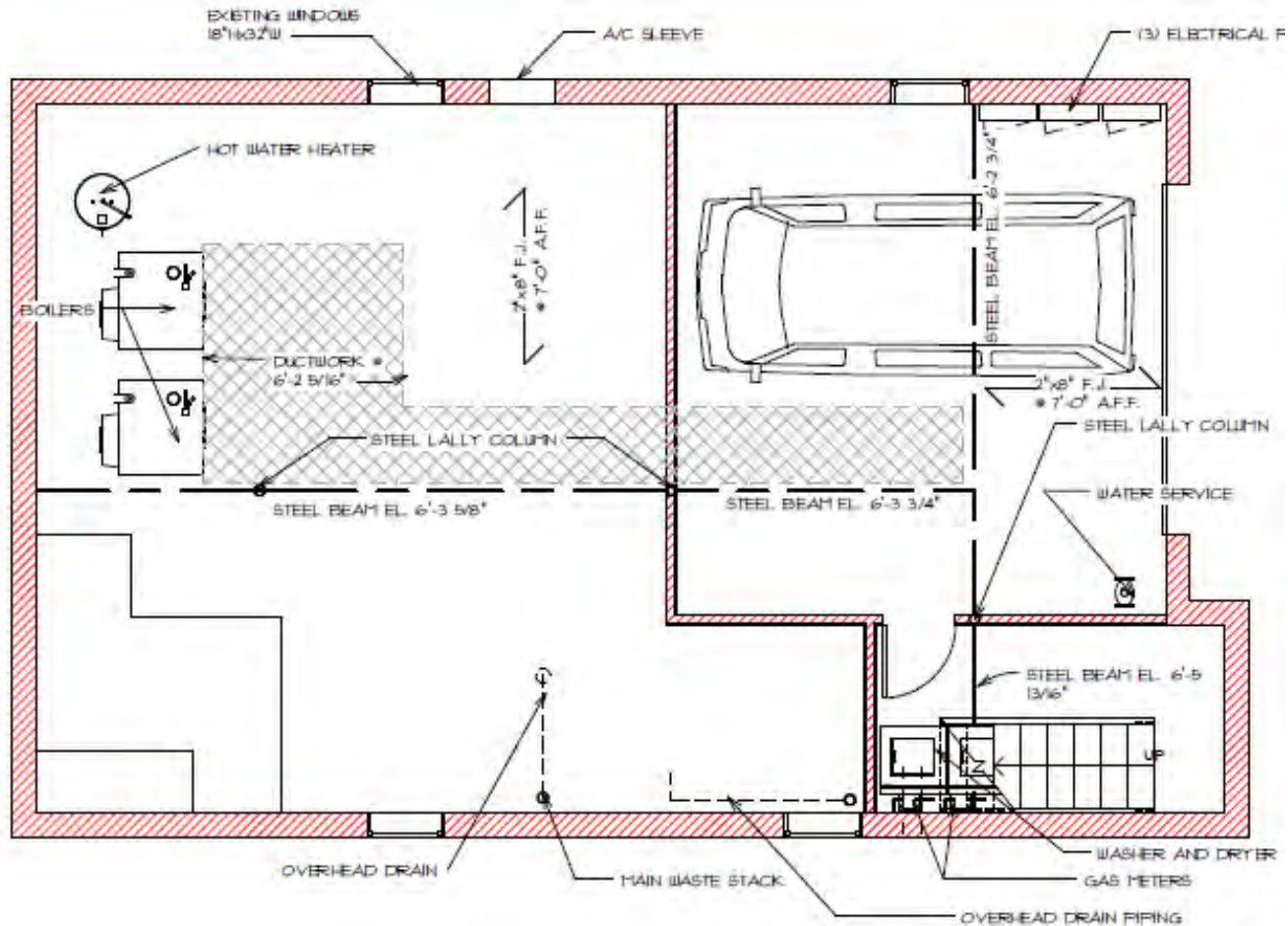
Simple Narrative Scope of Work



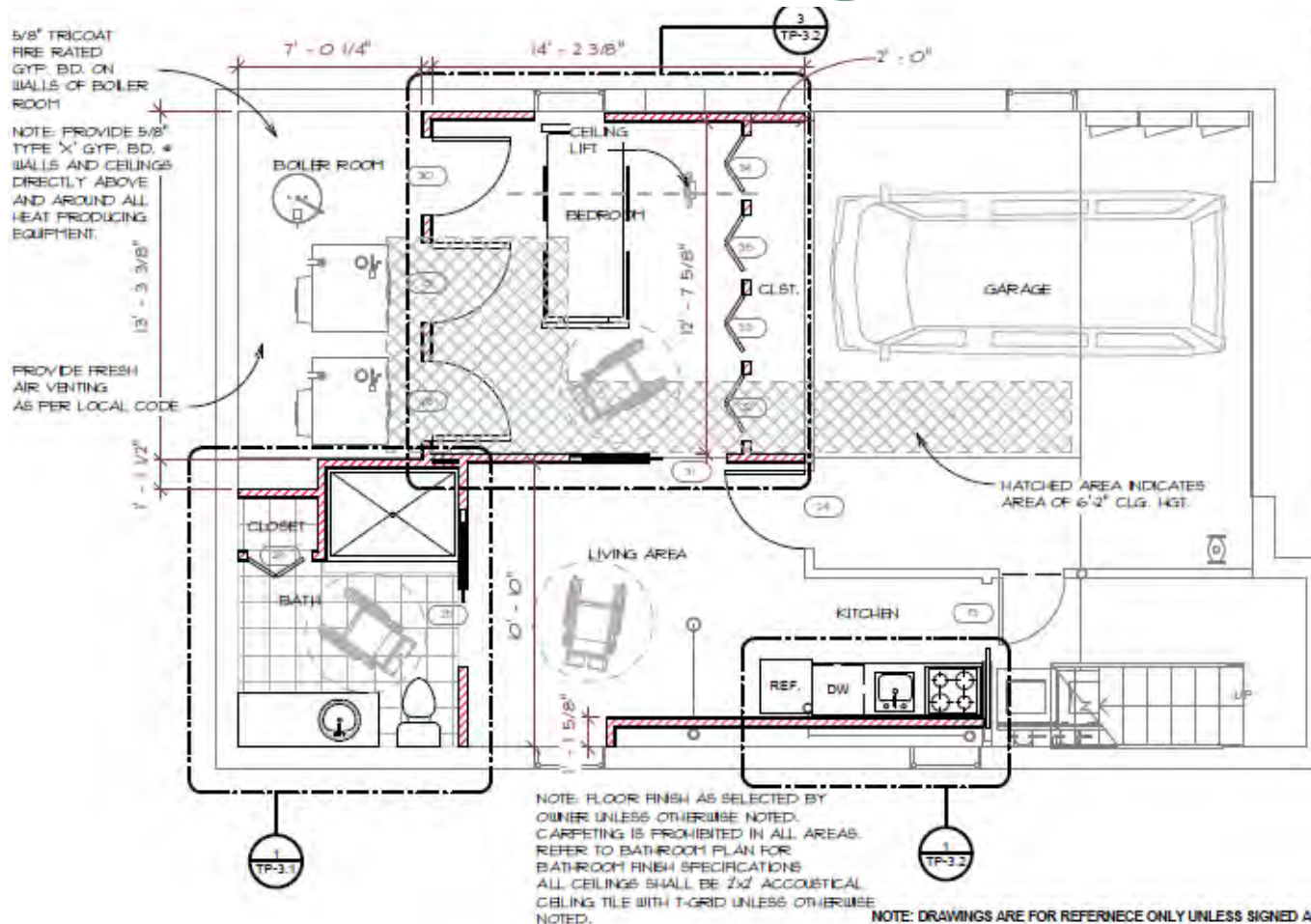
Plumbing

- Relocate & re-rough all water and waste lines for toilet, shower and sink
- Drain, purge & restart heating system. Relocate, supply & install approximate 4-5' of base board heating.
- Supply & install a Best Bath 60" x 42" pre pitched barrier free shower base.
 - Finish: White
- Supply & install Delta 1700 series universal shower body with trim or equivalent, .5" wall union, a Grohe 79" metal hose and a hand held shower spray on a 2' slide bar
 - Finish: polished chrome
 - Budget: \$850.00
- Supply & install a Kohler Cimarron K-3589 or equivalent
 - Color: White
 - Budget: \$350.00
- Supply & install a Kohler Pinoir K-2035 wall mounted sink
 - Color: White
- Supply & install a Kohler K-15241-4 (or equivalent) faucet
 - Finish: Polished chrome
 - Budget: 125.00

Conceptual Floor Plans



Conceptual Floor Plans



GENERAL NOTES:

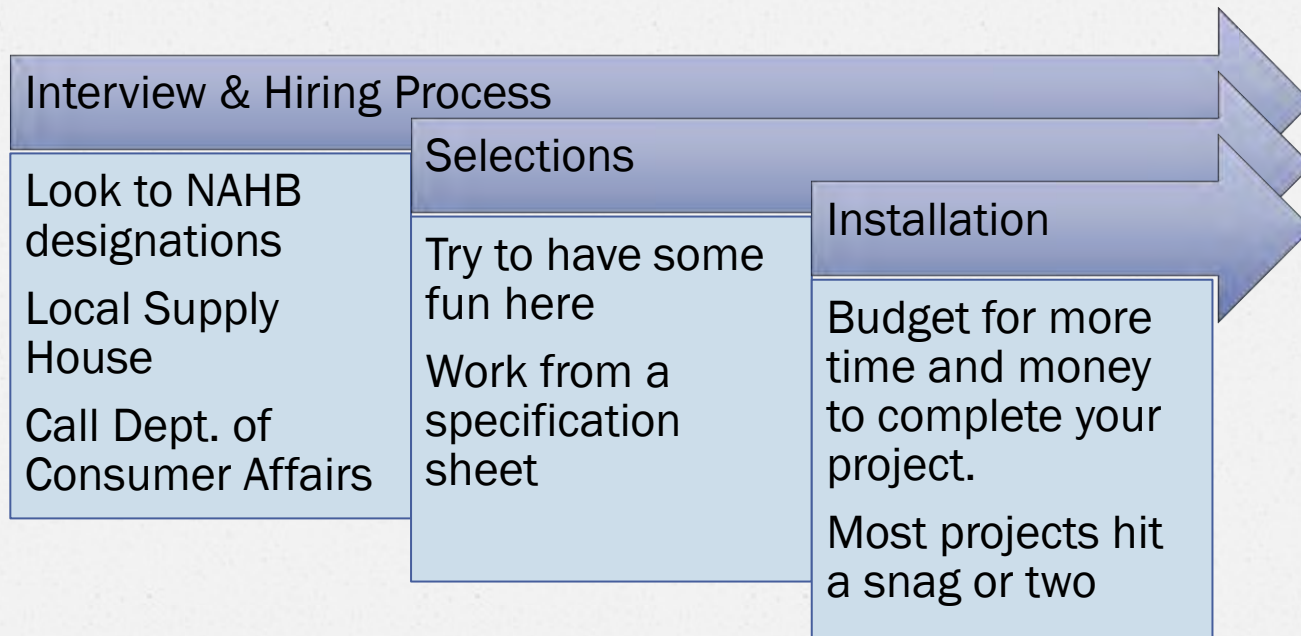
1. CONTRACTOR TO PROVIDE VERIFICATION OF ALL DIMENSIONS, METHODS AND MATERIALS OF EXISTING CONSTRUCTION & MECHANICAL/ELECTRICAL SYSTEMS.
2. THESE DOCUMENTS ARE INTENDED TO REPRESENT A SPACE PLAN OF THE EXISTING CONDITIONS ONLY. NO OTHER CONDITIONS ARE IMPLIED OR INTENDED.
3. CONTRACTOR TO FIELD VERIFY LOCATION AND CONDITION OF ANY BEARING WALLS, COLUMNS OR OTHER REQUIRED SHORING.
4. CONTRACTOR SHALL REVIEW ALL HVAC, DOMESTIC AND SERVICE PIPING, ELECTRICAL CIRCUITING, SECURITY ETC., PRIOR TO SUBMISSION OF PRICING.
5. CONTRACTOR SHALL REVIEW ALL PROPOSED MECHANICAL/ELECTRICAL CHANGES AND UPGRADING WITH THE OWNER PRIOR TO START OF WORK.

Stamped and Signed Construction Documents



**TYPICAL FOR LARGER PROJECTS
REQUIRING PERMITS AND
INSPECTIONS**

Interview & Installation Phase



Things to Look at & Questions to Ask:

- o How fast do they return calls or emails?
- o Can I see finished work?
- o Where are you working now?
- o Can I visit?
 - o Speak to the homeowner
 - o Are they punctual?
 - o Respectful?
 - o On budget and time?
 - o Would you use them again?



The aesthetics of your project will be limited only by your imagination and budget.

The two primary concerns in creating an accessible spaces are spatial requirements and product selection.



If designed correctly, your accessible projects should not have an “institutional” feel



You DO NOT have to pay a premium for a specialized accessible design/build firm...**IF...you** have a set of working documents to instruct your GC.

Although your needs are special and specific, you **DO NOT** need a specialist to **INSTALL** your project.



What is all of this going to cost?



When it comes time to install your project you get to pick 2 of the following:

Speed/Time

Quality

Cost

Because most of the **time you can't have all 3.**

"The bitterness of poor quality remains long after the sweetness of a low price is forgotten"

- Benjamin Franklin.



“If you pay with peanuts, you will get monkeys”

Proper Preparation is the Answer





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We will gladly work with Clients or other professionals on a national basis.