

LOCAL GUIDE TO ALL THINGS HOME

haven

July/August 2024

INNOVATE
the
Industry
issue

**A Taste of the
World in the
Heartland**

**DESIGNING TO
LIVE LONGER &
LIVE BETTER**

TRESSS AQUATECTURAL DESIGNS:

Taking the Plunge

**INTO SMART PLUNGEPOOLS &
MOVING POOL FLOORS**



SUBSCRIBE





LOCAL GUIDE TO ALL THINGS HOME haven

July/August 2024

UNLOCK YOUR HOME'S EQUITY

Access the equity in your residence for home improvement projects.
Let The National Bank of Indianapolis develop a loan that meets your individual needs.
Learn more about our services at NBoI.com.



317-261-9000 | www.NBoI.com



COVER STORY

- 5 Upcoming Events
- 6 **Issue Theme: Innovate the Industry**
Modern Problems Require
Midwestern Solutions

- BUILDERS ASSOCIATION OF GREATER INDIANAPOLIS
- 9 BAGI President's Message: Women in Construction
- 10 Impacting the Industry: How Last Year's Women Build It Conference Sparked Inspiration for a New BAGI Impact Team
- 13 Home-A-Rama 2024
- 14 Why BAGI?
- 15 Exciting Things Are Happening at BAGI

- 17 A Taste of the World in the Heartland
ANTHONY'S CHOPHOUSE
- 18 **The Important Stuff Behind the Walls**
G&G CUSTOM HOMES

30

TRESS SAQUATECTURAL DESIGNS:

Taking the Plunge

Into Smart Plunge Pools & Moving Pool Floors

TRESSSAQUATECTURAL DESIGNS:

Taking the Plunge

INTO SMART PLUNGE POOLS & MOVING POOL FLOORS

byChristy Heitger-Ewing / photosbyAdamGibsonArchitectural Photography

There was a time when the decision to install a swimming pool on your property was pretty much made for you. If you didn't have ample yard space for an in-ground pool, it was out of the question. Easements or property setbacks could also make the project impossible. If you had young children or pets, safety concerns would be top of mind. A couple exciting inventions from TRESSS have now made such concerns irrelevant.

Eight years ago, Andrew Heard and his wife, Cecilia Alvarez Heard, were looking to install a pool on their property but weren't thrilled by their options – or lack thereof. They simply weren't willing to risk their three young children falling into a pool. So Heard, a mechanical engineer of 25 years, invented the Aquatectural Pool Cover (a moving pool floor). This innovation allowed for pool owners to adjust the depth of their pool. Soon after, the couple founded the company TRESSS and began selling their innovative product.

View of Smart Plunge Pool with Aquatectural Pool Cover from above. The pools are pre-fabricated and can be installed very quickly.



FURNITURE LAYOUT/STYLING: POLISH INTERIOR & ART DESIGN

TRESSS manufactures all of their products in Indianapolis. Over the last eight years, the business has grown considerably. With 85+ years of engineering experience among them, the TRESSS team knows their stuff. The technology used for the TRESSS Aquatectural Pool Cover is what Heard observed in the evolution of race cars he helped to engineer through the years. He uses a composite structure where the strength comes from the shape; it's what provides the insulation value as well. This Aquatectural Pool Cover lends

“A SMART PLUNGE POOL CAN BE INSTALLED VERY QUICKLY ONSITE, WHICH MEANS NOT HAVING SOMEONE IN YOUR BACKYARD FOR WEEKS OR MONTHS BUILDING A SWIMMING POOL.”

– ANDREW HEARD, TRESSS



Smart Plunge Pool with Aquatectural Pool Cover fully raised



Smart Plunge Pool open to full depth

itself to new swimming pool builds as well as their Smart Plunge Pools, which are becoming hugely popular among homeowners with limited space.

TRESSS' Smart Plunge Pool is a pre-fabricated, pre-cut concrete pool that's 16 by 7 ft wide, making it ideal for homeowners who don't have much yard space or simply don't want the hassle of maintaining a large pool. These high-end pools have porcelain tile as well as a stone wall interior and have a seamless design and aesthetic appeal.

"The pools are completely built within our factory, so you have all the

quality measures and benefits of being built off-site," says Heard, noting that the Smart Plunge Pool is delivered on a truck and dropped into a hole in one's yard. "It can be installed very quickly onsite, which means not having someone in your backyard for weeks or months building a swimming pool."

These pools are low maintenance, and all the equipment is built into them, so once electricity and a water supply are connected, it's ready to go.

The Smart Plunge Pool is controlled with a smart touchscreen panel control, with a mobile app option launching soon.

While the Smart Plunge Pool is compact, it's large enough to have a swim jet system in it so homeowners can use it for exercise as a swimming treadmill. Plus, it has all of the advantages of the Aquatectural Pool Cover like the safety, elegance, flexibility of selectable depths, and year-round use. It's also eco-conscious in that there's no water evaporation, and less energy is consumed because it's incredibly heat insulating. It offers special needs accessibility in that it can be

"YOU CAN DIP YOUR TOES INTO THREE OR FOUR INCHES OF WATER OR SUBMERGE YOURSELF FOR A 30-MINUTE SWIM WITH THE SWIM JETS."

— ANDREW HEARD, TRESSS

used like a lift to lower a swimmer into the pool.

"These pools are so popular because of their versatility," says Heard. "You can dip your toes into three or four inches of water or submerge yourself for a 30-minute swim with the swim jets," says Heard.

With the Aquatectural Pool Cover, you get your deck space back when the pool is not being used. And the solid deck surface can support the same load as any other residential deck so you can play on it, dance on it, ride your bike across it, store a grill on it — whatever you want.

"We love taking a Smart Plunge Pool and elevating it to the next level by incorporating the Aquatectural Pool Cover," says Cecilia. TRESSS recently installed a Smart Plunge Pool Aquatectural Pool Cover in a pool built by Modish Pools in Holliday Farms. The home was built by Gradison Design Build and offers a stunning view overlooking the fairway with interior design by Polish Interior & Art Design. Next up they are installing a Smart Plunge Pool in the historic Chatham Arch district," says Cecilia.

"It's a very small yard we are shoe-horning it into," says Heard.

Although some homeowners have access to a larger community pool, that doesn't stop them from installing a Smart Plunge Pool.

"The neighborhood pool is great for kids to swim and splash around with their friends, but if you want something that provides a more



Smart Plunge Pool with Aquatectural Pool Cover lowered three to four inches

relaxed, intimate setting in the privacy of your own backyard, the Smart Plunge Pool is ideal," says Heard.

If you are in search of an elegant, strong, safe architectural pool cover or would like to install a private Smart Plunge Pool on your property, contact TRESSS today. For more information, call owner Cecilia Alvarez Heard at (317) 652-1366 or message us on Instagram, @tresss.design.

HOW DOES IT WORK?

Scan the QR Code for more information about Tresss' Aquatectural Pool Covers and Smart Plunge Pools.



SMART PLUNGE POOL

Perfect for any space, the TRESSS prefabricated plunge pool is a self-contained system featuring the innovative TRESSS moving pool floor and thermal insulation [R-30], with swim jets and fountain options. The swimmable pool area measures 7'x16', and the plunge pool is delivered as a complete unit without extensive construction or additional components.

AQUATECTURAL POOL COVER

The innovative TRESSS moving pool floor is an aquatectural cover that transforms your pool into a multi-functional area with the touch of a button, allowing you to adjust the water depth for a customized swimming experience to create a safe and controlled environment accessible for every family member, whether you like to paddle, wade, play, swim, or dive.



TRESSS AQUATECTURAL DESIGNS
317.652.1366
insta: @tresss.designs
tresss.com

Let's Celebrate!

the July/August Issue of *haven*

haven
COVER PARTY

Featuring our host:



Thursday
18th July

5³⁰ - 7³⁰
pm - pm

LOCATION:

10550 PETE DYE RIDGE, ZIONSVILLE, IN 46077

Join us to celebrate the July/August 2024 issue of Haven featuring Innovation in the Industry and hosted by **TRESSS Aquatectural Designs**. Take advantage of the opportunity to connect with top professionals in the home services industry of Greater Indianapolis, all while supporting the featured charity, **Light for Levi Foundation**. This event is free and open to the public, but space is limited. RSVP is required.

Complimentary drinks and hors d'oeuvres will be served.



RSVP REQUIRED Register at [havenhome.me](https://www.havenhome.me) or scan the QR code



BUILD INDIANA ROOTS:

Where Did the Middle Go?

THE URGENT NEED FOR MISSING MIDDLE HOUSING

by Darcie Duranceau

Indiana's reputation for affordability masks a hidden truth: beneath the surface lies a housing crisis that is silently squishing the state's middle class. Although housing costs sit well below the national average of \$495,100, very few new homes hit the market for less than \$350,000, leaving around two-thirds of Hoosier households out of the conversation.

"Middle-product housing" falls between affordable housing and luxury housing in terms of price point and amenities. According to the Indiana Association of Realtors, in the past year, listings valued at over \$350,000 have increased by 19%; meanwhile, middle-product listings have virtually stayed the same.

Build Indiana Roots has formed a coalition of business groups and trade associations

to tackle the housing crisis facing Hoosiers. They begin by educating the community and lawmakers, advocating for new and improved building and housing policies, and promoting responsible building practices for the good of the community.

"If people would just build [middle housing], we'll sell it. I have zero doubts there," says Kyle Morris, Realtor with Talk to Tucker. "You have different generations and demographics that are intertwined with and are impacting one another, and they don't even know it."

Changes in lifestyle, buying power, and education are shifting homebuyer interests. In June 2016, average home prices sat at \$147,900 during what at the time was being called an "extreme sellers market". Gen Z was just entering college.

Baby Boomers are looking

to downsize in retirement, but are finding there's nowhere to downsize to. They are competing with first-time homebuyers, and each has different budgets and financing. While there's been an uptick in 55+ community construction, these properties sell the moment they're built.

"We don't have the inventory to keep up with the demand," says Morris, "I have millennials who are interested in duplexes, but the inventory isn't there."

The middle-product housing market is messy because materials are expensive, labor is expensive, and the demand isn't visible. With so little inventory, the potential buyers are forced to sit back and wait, so we have no real insight of what that population really looks like.

"There are so many people sitting on the sidelines," says Morris. "There is space in the

market for middle housing if someone would just step into it." For more information on achievable housing, visit [buildindianaroots.com](https://www.buildindianaroots.com).

The middle-product housing market is messy because materials are expensive, labor is expensive, and the demand isn't visible.



BUILD INDIANA ROOTS
6510 Telecom Dr., Suite 185
Indianapolis, IN 46278
[BuildIndianaRoots.com](https://www.BuildIndianaRoots.com)