

del bac

DIGEST

FALL 2008

southwest living at its best



Del Bac Building Contractor, Inc.

# Welcome, readers!

By Karen Walenga

Green Valley News Special Projects Editor

Welcome to Del Bac Digest, a new, specialty publication featuring a sample of the homes that Del Bac Building Contractors of Green Valley has constructed in Southern Arizona.

This magazine came about after I had the pleasure early this year of visiting and writing about the Madera Foothills Estates home of Darlene and Ron Clark.

Their spacious, four-bedroom, four-bath hacienda built by Del Bac owner Jesus Briones and his crew was featured in the spring 2008 issue of a mode, a magazine of living, style and taste published quarterly by the *Green Valley News and Sun*.

That story and accompanying photos inspired Briones, who came to talk with a few of us at this newspaper about a publication of his own.

The result is this edition of Del Bac Digest, which features four area homes constructed by Del Bac and an article about the company itself and its philosophy that has produced happy, satisfied homeowners who are proud to show off their houses.

Opening your home to a writer and photographer certainly isn't for everyone. During more than a decade of writing about homes and gardens, I have been turned down by a number of

nervous homeowners. However, none of the Del Bac homeowners I spoke to even hesitated for a moment when I asked to include their homes in this publication.

What I discovered are friendly folks who love their homes and have all the features they wanted, plus some extra touches such as niches and tile work that Briones surprised them with. They are rightfully proud of their houses and welcome in others looking to build in the neighborhood to see what a Del Bac house is like.

All of these homeowners told me they are extremely pleased with the working relationship they established with Briones and Del Bac. They note how easy he made the construction process, even for those still living out of state when their new homes were being built.

Many have commented to me how Briones stresses getting as much for their money as possible. And many say how pleased they are with the results of tile work in their home after picking out their favorite pattern but leaving the design completely up to Briones.

It's clear to me that several of these homeowners now consider Briones a personal friend. In an industry that has its share of disputes and dissatisfaction, what an outstanding recommendation that is!

So consider this your invitation to delve into Del Bac Digest and discover some of the best in custom home building in Southern Arizona.

# del bac DIGEST

southwest living at its best

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**On the cover:** A faux adobe fireplace is the centerpiece of the Briones living room in Madera Reserve.

PHOTO JAIME RICHARDSON

**This page:** The Gutzmann home in Madera Reserve features an hacienda style that spans 3,523 square feet on a 1.1-acre lot. **See the full story on page 10.**

PHOTO JAIME RICHARDSON



# WELCOME!

Welcome to our magazine.  
Make yourself at home.

We encourage you to read on, since the odds are that you, or someone you know, will soon at least be contemplating buying, remodeling or refurbishing a home.

In these pages, we present stories about the experiences our protagonists had in having their homes built.

Construction industry specialty magazines, when showcasing a home, write a great deal about the builder's story. Here, the homeowner is the one telling their experience.

Terms like "attention to detail," "craftsmanship" or "hands-on approach" in our case take on a more significant meaning because it is the homeowner verbalizing it.

Of course it takes attention to detail that includes attention to home orientation, energy efficiency, indoor air quality, floor plan traffic pat-



Ida &  
Jesus Briones

terns in relation to function, potential maintenance and upkeep, etc. It takes all of this and more. The degree of satisfaction communicated here would not be possible if budget goals had not been achieved or completion deadlines not been met.

We are proud to tell how proud our clients are of their homes.

Our underlying message here is: Yes, you can enjoy the comforts, personal satisfaction and value to a degree that only a home designed and built for you can bring. Yes, you can do this within the framework of a budget and yes, you can do this at the same time you enjoy the experience.

Jesus Briones  
Del Bac Building Contractor

*"We are proud to tell how proud our clients are of their homes."*



Del Bac Building Contractor, Inc.

# Spanish colonial flair fires Madera Reserve custom home

By Karen Walenga

**T**ruly fine craftsmanship fills the Spanish colonial home of David Parisi and Mikki Jordan in Green Valley's Madera Reserve neighborhood.

From the layout of this 2,106-square-foot home—designed to maximize the outstanding mountain views—to the stylish tile work, large fireplaces and wooden ceiling beams in the living area, custom touches make this home one of a kind.

"It's truly our retreat from the desert," says Jordan, "We just love it."

She and Parisi moved from Buffalo, N.Y., into their new home in June 2006, working long-distance for the most part with Del Bac Building Contractors and its owner, Jesus Briones.

"It worked very well," says Parisi, noting that Briones "kept us within our budget" while still allowing the couple to pick all their own finishes.

"Everything is of your own choosing," he notes. "All the appliances, light fixtures" and more, Jordan adds.

## Faith in their craftsman

They picked out the tile for their kitchen and baths, then had Briones decide how to install it.

"That reflects how much faith we had in him ... and just what a craftsman he is," Parisi says.

Briones also was able to surprise the couple with some special touches such as skylights and an entry

way tower with column with three built-in niches.

When Parisi and Jordan decided to move to Madera Reserve—drawn by Southern Arizona's sheer beauty, warm weather and intriguing culture—they met with a number of area builders. After Briones took them to several of his well-built homes, the couple knew he was the one for them.

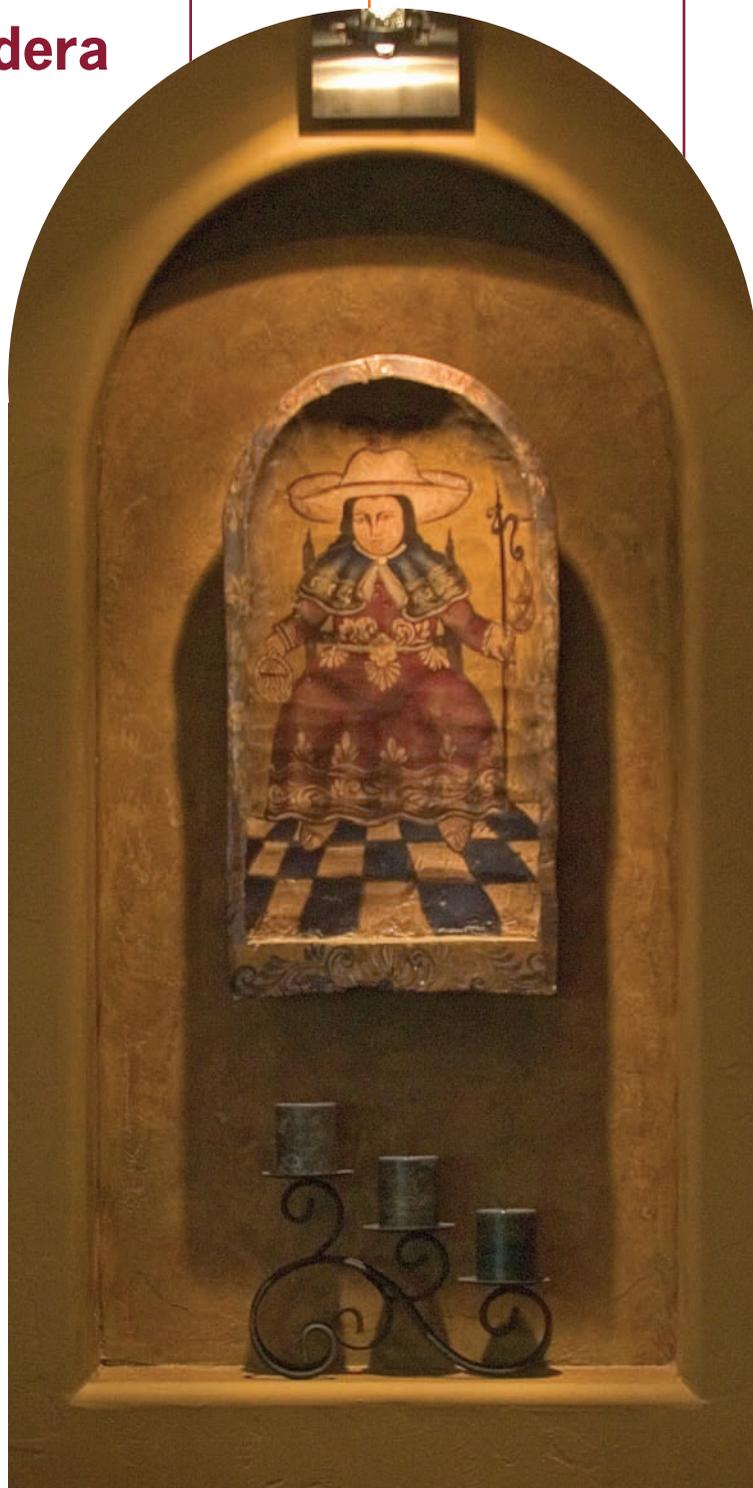
"He really listened to our likes and lifestyle," from their love of cooking

to no desire for a formal living or dining room, Jordan says.

"We loved the lot, and he maximized the views" from this fully custom home, she points out.

## Lived up to expectations

"He's lived up to all our expectations," Parisi adds, noting that Briones came up with the home's design based on the couple's desire for a Southwestern/Spanish colonial look.



Built using the Integra® Block system that Del Bac specializes in, the home is quiet and energy efficient, Parisi says.

Inside, this three-bedroom, two-and-a-half-bath home has an eclectic mix of furnishings and decor with a Frank Lloyd Wright influence, Jordan says.

The master bedroom, painted in a calming color called Mythical Blue, includes dark furnishings from Tucson's Lost Barrio, while the guest bedroom is furnished with pieces the couple brought with them from New York.

The large master bath is decorated in an Asian theme and includes marble counters, a distinctive white vessel sink, spacious walk-in shower and attractive marble flooring with a rug pattern built in.

The adjacent walk-in closet has room for a chest of drawers and clothes racks in place of shelving.

## Outdoor amenities

The patio, accessible from the living area and master bedroom, features a rectangular, in-ground swimming pool, beehive fireplace and great views of Mount Wrightson and Mount Hopkins in the Santa Rita Mountains.

With generous patio overhangs, there's always some shade available, an important consideration for Jordan, making it an ideal spot for reading or enjoying a cup of coffee, she says.

The landscaping—a joint project of Scott's Yard Service and Parisi himself—includes gravel contouring,

several desert-adapted trees and plenty of attractively potted cacti.

To the south, the cozy front courtyard surrounds the Spanish colonial facade with exposed beams and entry tower.

Inside, the walls in the living, dining and kitchen areas sport a deep tan color called "Ghost Town."

Highlights of the living area are a large fireplace and the distinctive, 13-foot-tall wooden beamed ceiling. Furnishings have a Spanish colonial flair, from antique doors to a coffee table made of reclaimed wooden shutters topped by glass. Antique doors are from the Lost Barrio, and wall accents include several thick Navajo rugs from Medicine Man Gallery in Tucson.

### A cook's kitchen

The spacious kitchen features dark knotty alder cabinets, 6-inch-square tile countertops, a six-burner Jade gas range, and a large baker's table instead of an island.

"People gravitate to the kitchen" and can be seated comfortably at the bar or the adjacent dining area, Parisi says.

Pendant lighting with a Spanish colonial look adds to the ambiance of the bar, with its built-in wine rack and views of another patio area to the west.

Adjacent to the kitchen are two coat closets, a half bath, large pantry and the laundry room, which also offers great views of the outdoors, Jordan points out with a laugh.

Throughout the kitchen, dining and living areas, the beige flooring is colored concrete by Rogo's Finishing Touch Inc. of Tucson.

Jordan's favorite features of the home are the beamed ceiling in the living room and the two fireplaces.

Parisi particularly likes the spacious kitchen, the walk-in shower in the guest bathroom and the way Briones incorporated outdoor views into the home's design.

"We have great sunsets," he notes with a smile.

The different ceiling heights in the entry way, living area, kitchen and dining area also contribute to a Frank Lloyd Wright feeling in the home, Parisi says.

#### RIGHT:

Thick wooden ceiling beams add to the Spanish colonial ambiance in the Parisi/Jordan home in Green Valley's Madera Reserve.

#### BOTTOM:

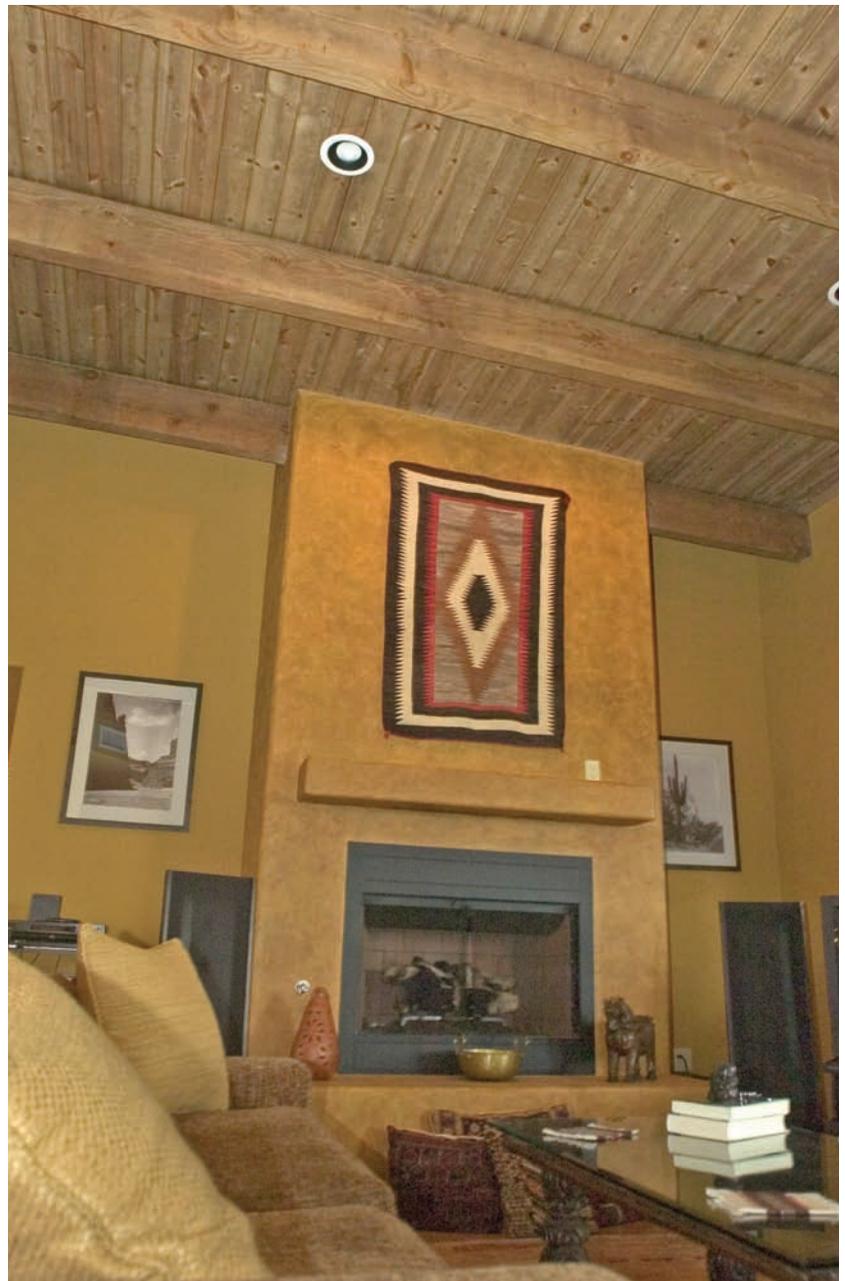
A spacious kitchen with dark knotty alder cabinets, 6-inch-square tile countertops and a large baker's table is one of David Parisi's favorite places in his Madera Reserve home.

#### FAR LEFT:

A special addition from Del Bac Building Contractors inside the Parisi/Jordan home includes an entry way tower and column with three built-in niches.

#### UPPER LEFT:

Mikki Jordan and David Parisi, along with Chico, the couple's pet Chihuahua, relax in the spacious living room of their Madera Reserve home built by Jesus Briones of Del Bac Building Contractors.



*"It's truly our retreat from the desert... we just love it."*

# Territorial elegance combines with stylish comfort in Tubac home

By Karen Walenga

*"It fits the  
land really  
well."*

A fountain in the courtyard of Frank and Maria McAllister's home in Tubac adds the soothing sound of flowing water to the front entrance.

p in Seattle, Frank and Maria McAllister live an urban life in a small condominium right on the waterfront.

In Tubac, the couple enjoys a quiet, spacious home on 10 acres east of the Santa Cruz River.

Their 3,700-square-foot house includes three bedrooms, two and a half baths, an expansive great room and kitchen, plus a family room and office.

The home was designed using a Territorial style of architecture and was constructed by Jesus Briones of Del Bac Building Contractors.

The McAllisters moved in in November 2004 after Briones handled the home plans and construction. "He said 'let me know what you like,'" says Maria McAllister, who worked with Briones in Tubac while her husband was at his job in Seattle.

"It was very easy to work with Jesus," she says. "He is very knowledgeable and we never had a bad word between us. He would say 'we have to get the best house for the money.'"

## Just the right site

Briones also recommended a great location for the home that captures the scenic views of the nearby Santa Rita and Tumacacori mountains. "It fits the land really well," Maria says.

The home was built using the energy-efficient Integra Block system that Del Bac specializes in, and the McAllisters find it provides a very well-insulated home that stays cool until noon even during the hot Southern Arizona summers.

Maria also was pleased with several of the vendors Briones recommended, including the electricians and the tile company, she notes.

Throughout the home, the McAllisters have Italian porcelain tile flooring with a soothing rose tint. Many of the walls are painted in a soft yellow shade called champagne. "It's not too white or too yellow," Maria says.

The entry foyer, with its soaring cathedral ceiling, leads the way into the great room, one of Maria's favorite places in the house.

With the living area and dining area all open as one room, "everyone feels comfortable here. It is easy to entertain," she points out.

## Cherished heirlooms

The centerpiece of the living area is a wood-burning, stone fireplace in shades of gray and green. Leather and upholstered furnishings are pieces Maria brought with her from Europe, where she resided for many years. Other pieces, including chandeliers and cabinets, once belonged to the McAllisters' parents and grandparents.

"This is familiar. It's all my old stuff. It all seemed to fit," Maria says, adding that she and Frank purchased just a few new furnishings for the home.

In the great room's dining area, for example, is a buffet made of European oak that Maria brought from Germany and refinished. She and Frank purchased a new dining table and chairs that closely match the buffet. Above the table is a Waterford Crystal chandelier that was Frank's mother's prized possession, Maria says.

She also quite likes the home's large kitchen. "It's very spacious," she points out. "There is room to spread out" when she is baking and Frank is cooking, two of their favorite pastimes.

"We really thought about this kitchen for a long time,"

The spacious kitchen in the McAllister home in Tubac includes alder cabinets and a large kitchen island of solid maple that incorporates the microwave oven, a sink and cabinets with glass doors.



Maria notes, and what she and Frank decided upon are double ovens, alder cabinets, gold and black granite countertops and an “eating corner” that can seat six, something necessary when their six grandchildren come to visit.

A Victorian light fixture that belonged to Frank’s grandmother hangs above the eating area, which includes an old china hutch of Maria’s that Briones recessed into the wall.

### Kitchen amenities

The six-burner gas range includes a grill, while the large kitchen island of solid maple incorporates the microwave oven, a sink and cabinets with glass doors.

The refrigerator and two dishwashers have wooden doors because “we didn’t want stainless,” Maria says.

Royal blue curtains and accents complement the champagne-colored walls.

The family room, two guest bedrooms and shared bath occupy one wing of the home that sports more of a Southwestern look.

The family room includes built-in bookshelves and a beehive fireplace with Mexican tile. Mexican tile also adorns the guest bathroom, which includes a skylight.

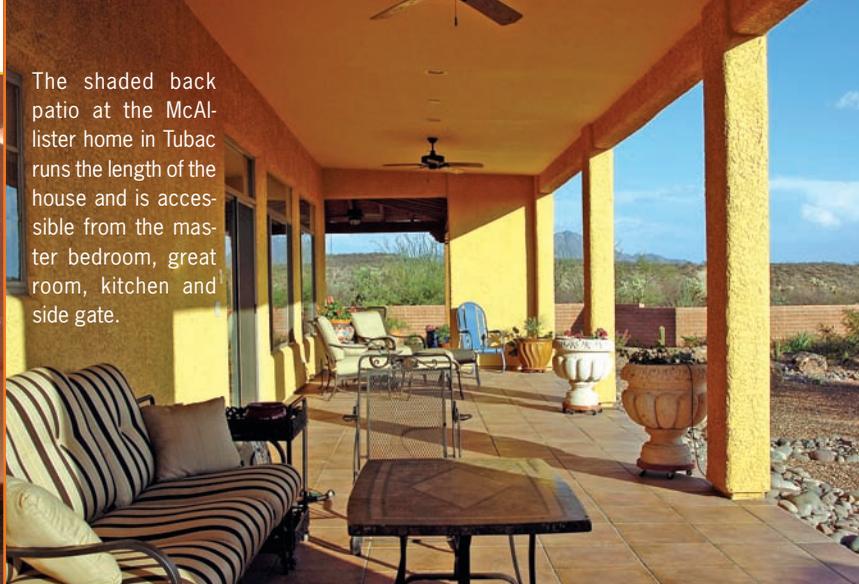
“We have skylights in all the bathrooms, halls and kitchen,” Maria notes.

### Daily cups of espresso

The laundry room off of the kitchen has room enough for a commercial-sized espresso machine, which the McAllisters use every day. Their neighbors, at times, even use it as a drive-through, calling in their orders in advance, she says with a smile.

The opposite wing houses the couple’s office—with a great view of their front courtyard and Mount Hopkins in the distance—a powder room

The shaded back patio at the McAllister home in Tubac runs the length of the house and is accessible from the master bedroom, great room, kitchen and side gate.



SCOTT TARAS PHOTOS

Frank and Maria McAllister relax in the living area of their great room, which includes Italian porcelain floor tile; a wood-burning, stone fireplace; and a number of furnishings Maria brought with her from Europe.

and the master bedroom suite.

Stone work on the walls and a copper vessel sink make for a striking powder room, while a contemporary bedroom set gives the master bedroom a modern feel. The color scheme in this room is gold with a Phoenician red ceiling, rug and bedspread.

The master bath includes a big Jacuzzi tub, copper sink and a walk-in, tile and glass-block shower.

Outside, the shaded back patio runs the length of the home and is accessible from the master bedroom, great room and kitchen. Landscaping back here includes roses, cactus and crepe myrtle nestled among contoured gravel. This part of the yard also is walled in, which allows the couple’s two dogs—a Jack Russell terrier and a long-haired Chihuahua—to enjoy the space, too.

On opposite ends of the yard are a

wooden ramada that shades a large picnic table and a raised vegetable bed where Maria grows carrots, Swiss chard and more.

She and Frank decided against putting in a swimming pool at first but are now looking into adding one back here.

In the front yard and entry courtyard with fountain, the McAllisters have enjoyed planting a mix of desert-adapted trees and shrubs.

“We only use desert landscaping,” Maria points out, adding that the prickly pear and agave have suffered recently due to hungry rabbits.

Other wildlife that visits the McAllister property include deer, coyote and a bobcat.

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# Comfortable, spacious hacienda in Madera Foothills Estates

By Karen Walenga



A journey of joy” is how Ron Clark describes having his new home built in Green Valley’s Madera Foothills Estates.

“I loved every minute of it,” says Clark, who—with his wife, Darlene—moved into the one-story Spanish colonial abode about two years ago.

That followed two years spent building what the Clarks fondly call “Hacienda Venado,” after the old Rancho Venado in the Santa Rita foothills that once was home to many native deer (*venado* in Spanish).

And it’s a hacienda, indeed, spanning just less than 6,000 square feet, or about 10,000 square feet with the covered patios included, Clark says.

The four-bedroom, four-bath home was built by Jesus Briones of Del Bac Building Contractors, who used the Integra® Block system to construct the home’s 16-inch walls.

The Integra system was designed to offer all the benefits of conventional masonry, while at the same time providing superior thermal performance properties.

## Benefits, advantages

Del Bac, which has been in business for 32 years, builds 95 percent of its homes using the Integra Block system.

Its walls have an insulation factor of R35 to R45, compared to R19

with conventional frame and stucco construction, Briones says.

Maintenance and upkeep of Integra Block walls also cost considerably less than frame and stucco homes, he adds.

The Clarks say they felt very comfortable with Del Bac and developed a great relationship with Briones. They also were pleased with the vendors he recommended for the plumbing, appliances, lighting, interior decorating and more.

“That was so helpful,” Darlene Clark says.

The couple, who knew they wanted a Spanish colonial design, had gathered ideas for the home for 10 years by visiting Mexico; going to open houses, home shows, decorators and designers; and reading books on home design.

They worked with two architects and talked to four builders, including one specializing in rammed earth, before choosing Del Bac.

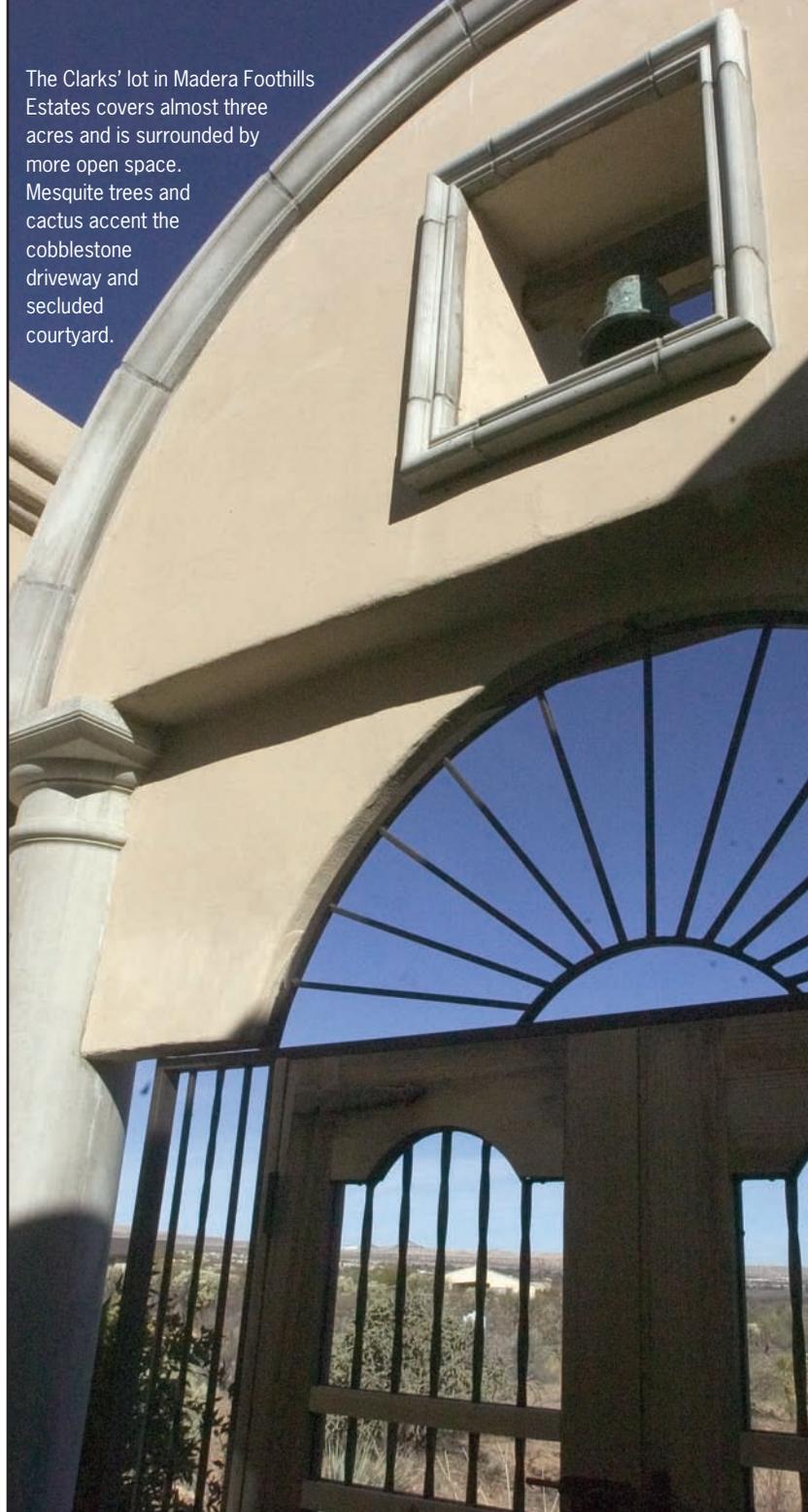
## Open space aplenty

The Clarks’ lot in Madera Foothills Estates covers almost three acres and is surrounded by more open space. Mesquite trees and cactus accent the cobblestone driveway and secluded courtyard.

The U-shaped home—with three fireplaces inside and one outside—is large, but “it’s a very comfortable home,” Darlene says. “We use every bit of it.”

The size is one of her husband’s favorite features of the house.

The Clarks’ lot in Madera Foothills Estates covers almost three acres and is surrounded by more open space. Mesquite trees and cactus accent the cobblestone driveway and secluded courtyard.



“It’s not too big,” he says, recalling how he grew up sharing a bedroom with his brother.

This single-story home, built without any steps, features a gated entry way with a bell tower and opens into a compact courtyard with a fountain.

On the opposite end of the courtyard, the custom wooden front door opens into a foyer art gallery that includes two bronze sculptures on pedestals and a distinctive Hugh Cabot cowboy painting, one of four Cabot art works in the home.

On the opposite side of the foyer, large windows capture views of the

spacious central courtyard.

## Media room comforts

Beyond the foyer, past a Victorian powder room, is one of Ron Clark’s favorite spots in the home, the thickly carpeted media room with comfortable leather sofas and chairs, a 60-inch TV, bar and magnificent knotty alder double door.

Occupying the east wing of the home are the spacious great room, dining room and kitchen, which each have double French doors opening out to the central courtyard

The kitchen has hardwood floor-

*"We use every bit of it."*

MARIO AGUILAR PHOTOS

Darlene & Ron Clark love their nearly 6,000-square-foot home, which includes a gated entry way with a bell tower and opens into a compact courtyard with a fountain.



ing, while the Clarks selected 18-inch tumbled gray quarry tile with antique chipped edges for the dining room and great room, the latter sporting

13.5-foot-high thick wooden beamed ceilings.

In furnishing these areas, the Clarks found such big rooms need big furnishings and accessories.

The fireplace mantel in the great room sat empty for months until Darlene found a large metal vase that she filled with a mix of tall silk flowers and greenery.

Oaxacan rugs are scattered throughout this room that is furnished with leather/fabric sofas and chairs for a softer look. Large windows frame expansive outdoor views of the Santa Rita foothills.

Circular metal chandeliers provide a vintage look above the seating area and game table.

### **Dining, kitchen features**

The centerpiece of the dining room is a 14-foot-long trestle table made of knotty alder that seats up to 16.

Highlights in the kitchen include black soap stone counters, a large Viking stove top with beautiful tile backsplash, plus faux-painted flowers near the doorway.

Adjacent is a huge walk-in pantry and a spacious three-car garage.

Outside, in the walled-in central courtyard is Ron Clark's "outdoor kitchen" with a Turbo grill and refrigerator.

Seating areas, a mural, a fireplace and fountain add to relaxing ambiance of this outside entertainment and dining area.

The west wing of the home includes the guest quarters, with color-coded rooms in shades of yellow, terra cotta and green.

Next is the laundry room, Darlene's office and exercise room, his and her walk-in closets, then the master bath with a Jacuzzi tub, walk-in shower and antique bronze sinks and mirrors.

### **Master bedroom, office**

The spacious master bedroom features a large poster bed, fireplace and comfortable seating area with TV.

Adjacent is Ron Clark's window-filled office, furnished with a striking Amish oak desk, cabinet and file cabinet, as well as a Murphy bed, fireplace and antique oak flooring.

Darlene especially loves the thick wooden ceiling beams in the great room, all the stone work in the fireplaces and around the windows and the faux painting in various rooms throughout the home.

The Clarks took their time deciding on certain furnishings and accents for the home, a process Darlene recommends.

"We didn't buy it all at once," she says. Instead, they shopped around

and, when they saw the right piece, they knew it.

### **Tables just right**

The dining room table was built to their own specifications, and it took a year before they found the table for the foyer.

They couple also notes that faux painting doesn't need to be done all at once.

In fact, they had a wall color changed in the great room from sage to burgundy after the first shade wasn't quite right.

The Clarks worked with Joey Brooks of Tucson-based Total Look Interiors, and Darlene was able to pick out her own paint colors and drapery designs.

Clark now would like to add a barbecue pit outdoors, and he and his wife are looking for window coverings for the guest area and more wall art and accent pieces for their home.

# Spacious hacienda pleases new Madera Reserve homeowners

By Karen Walenga

**F**or Green Valley residents Dave and Jean Ann Gutzmann, the kitchen is at the heart of their new home in Madera Reserve.

"A big kitchen was the premise for our house here," says Jean Ann. "Dave is darn near a professional cook, and there's plenty of room to spread out."

And, she adds, family and friends always seem to gather in the kitchen when they visit.

Features in this room include knotty alder cabinets, granite countertops, a six-burner gas range,

two electric convection ovens plus microwave oven.

A large kitchen island with a granite countertop accented by attractive pendant lights is spacious and close to the stove and sink, Jean Ann points out.

An in-kitchen table and chairs allow for meals to be prepared and served informally in the same room.

## Spacious great room

The spacious kitchen anchors one end of the Gutzmann home's central wing. Adjacent is the great room with dining table and chairs, plus a large, granite-topped wet bar with room for much of the couple's glassware. That makes the glasses quite accessible, instead of being hidden in a kitchen cabinet, Jean Ann says, and it eliminates the need for a china cabinet.

A Mexican cantera stone fireplace in a mix of beige tones anchors the east end of the great room. A colorful Southwestern mountain scene hangs above the gas fireplace.

Fourteen-foot ceilings in the great

room sport thick wooden ceiling beams that add to a deep desert ambiance in this room.

The east wing of the Gutzmann home includes a home office that opens to an entry courtyard, plus a powder room and master bedroom suite with creamy beige carpet and ivory walls accented by American Indian artworks created by Amado Peña.

From their tall, four-poster bed, the couple can see the lights of Tucson at night, Jean Ann says.

Past a pair of large walk-in closets is the light-filled master bathroom with spacious walk-in shower, a deep soaking tub and two vanities with sinks.

## Family and guest rooms

At the opposite end of the home is the family room, two comfortable guest bedrooms and shared bath, and a three-stall garage that covers 1,109 square feet.

The family room is furnished with a comfortable, overstuffed leather sofa, armchairs and a large-screen television opposite a sage-green beehive fireplace.

Rounding out this wing of the house is a large pantry

and laundry room.

Flooring in most of the home, except for the carpeted bedrooms, is porcelain tile featuring the Versailles pattern, an almost random combination in rich shades of beige and brown. The couple had considered stone flooring but are happy with the lower-maintenance porcelain tile.

In the back yard is a 1,258-square-foot wrap-around patio that faces north to encompass open desert vistas, with the Santa Rita Mountains to the east. A gas barbecue is close to the entrance to the kitchen, and comfortable seating areas are just outside the great room. A beehive fireplace on the east end of the patio helps make the patio comfortable even on cool evenings, Jean Ann notes.

Water from a hot tub—easily ac-

*"He accommodated virtually everything we wanted..."*

JAIME RICHARDSON PHOTOS

Jean Ann and Dave Gutzmann often use their in-ground swimming pool and adjacent hot tub in their back yard, which has a spacious wrap-around patio.

cessible from the master bedroom—cascades over a rock waterfall into a kidney-shaped swimming pool that the couple uses daily in the heat of the summer.

### Striking courtyard

The front entrance to the Gutzmann home features a rustic-looking mud adobe wall with bell tower that opens to a brick courtyard with a live oak tree as the centerpiece.

Overall, the home spans 3,523 square feet on a 1.1-acre lot on the north side of Madera Reserve. The

couple bought the property in 2001 and set about looking for a builder.

After seeing homes constructed by Jesus Briones of Del Bac Building Contractors, the Gutzmanns were impressed.

They looked at plans for an hacienda-style home Briones had already built, and had those adapted to suit their individual tastes.

“He accommodated virtually ev-

erything we wanted,” Dave says.

“We could not have asked for a better situation,” Jean Ann says, noting that she and Dave were still living in Colorado for the majority of the building process.

CONTINUED ON PAGE 13



Dave and Jean Ann Gutzmann of Green Valley enjoy the great room in their new Madera Reserve home constructed by Del Bac Building Contractors.

The spacious kitchen in the Gutzmann home features granite countertops, a tile back splash, knotty alder cabinets and a large island.



JAIME RICHARDSON

A cross featuring a rustic finish is displayed in the entry way of the Madera Reserve home of Ida and Jesus Briones, owner of Del Bac Building Contractors.

## Discover the difference of homes built by Del Bac

By Karen Walenga



MARIO AGUILAR

Ida and Jesus Briones of Del Bac Building Contractors enjoy their custom home in Green Valley's Madera Reserve neighborhood.

Custom homes constructed by Del Bac Building Contractors of Green Valley each have their own beautifully distinctive ambiance and character.

Among the qualities they do share are top-notch construction, strong attention to detail, great energy efficiency and extreme homeowner satisfaction.

After working with Del Bac owner Jesus Briones, many of these homeowners consider him a friend and are happy to share with others the details of the smooth construction process and the joy their new homes bring to them.

When one homeowner in Madera Reserve saw his new neighbors walking their lot, he went over and introduced himself, told them how pleased he was with his home and

invited them over for a tour.

"We ended up building a home for them," Briones points out.

Another owner of a lot in that same Green Valley development was paired up on a local golf course with a Del Bac homeowner living in the same neighborhood. The homeowner ended up inviting the visitor and his wife to his home for dinner and shared his good experience with Del Bac. That couple then selected Briones as their builder.

### Blessed in finding clients

"That's how we've been blessed in finding our clients," says the thoughtful, soft-spoken Briones.

And that's the difference between Del Bac and other builders, he says.

"Our clients take people to dinner and invite them to tour their homes," he says. Contrast that with stories Briones hears about some other builders whose clients end up with long lists of fixes needed in their new

homes or, even worse, lawsuits.

"The difference between our clients' level of satisfaction and other builders' client satisfaction is the difference between ourselves and the other builders," Briones says. "And that difference can be measured by how proud our clients are of their homes."

Briones, 68, says he was born into the construction trade.

In business since 1972, Briones estimates his firm has built at least 300 homes in Southern Arizona. He notes that "we have never been late on our schedule. We always deliver our homes when promised" and have never had a client go over budget.

### Exceeding expectations

"The bottom line is, what does this mean to the homeowners? It means

they end up with a product that far exceeds their expectations at many levels. All the goals they started with are met," Briones says.

The key, he explains, is never to have more than a couple of jobs at the same time. This way you can best serve your client's goals and interests. "Sometimes the client has been willing to wait until we finish a job before we start theirs, instead of rushing from one job to another in a futile attempt to meet deadlines while missing details or making mistakes," he says.

With Briones' love of building and the ability to avoid what he calls "the pitfalls of time and space," the construction process goes beautifully.

In addition, after all the years he has worked in this field, Briones is able to recommend to his homeowners

ers vendors who share his same philosophy.

Part of Del Bac's success and high level of client satisfaction is due to the company's use of the very energy-efficient Integra system.

Integra, he explains, is a concrete masonry unit that looks like a regular concrete block but is designed to accommodate a bigger volume of high-density foam, which results in a higher insulation, or R factor, than is available with frame and stucco homes.

### Recommends Integra

"We do whatever the client wants, but we always recommend the Integra system," he says.

Briones notes that when he started in the business, everything was masonry-built. Then the trend turned to frame and stucco, which was less expensive and better insulated, but more maintenance-intensive than masonry.

Now, with the Integra system, the builder was able to go back to offering masonry construction with better R values than frame and stucco.

He likes the fact that wall weight

has an impact on wall performance. Conventional frame walls are 11 to 13 pounds per square foot, while Integra is 26 to 28 pounds per square foot.

Integra also provides a continuous air barrier and has zero air infiltration. Important also is that Integra and stucco love each other and perform well together, as opposed to stucco and other surfaces such as Styrofoam.

In the short term, the Integra system offers homeowners lower utility bills thanks to the higher R value, he explains.

In the long term, it gives homeowners the value of less maintenance, together with lower insurance rates, he explains.

In the last 10 years, the majority of Del Bac's homes have been built using the Integra system.

And, he notes, "every one of the homeowners has been pleased that they made that selection."

*For more information, contact Del Bac Building Contractors at (520) 982-5557 or IDA\_Briones@Hotmail.com.*



**JAIME RICHARDSON**  
An adobe look adds to the Southwestern ambiance of the Briones home in Madera Reserve.

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### Impressive details

The couple moved in in November 2007 and are thoroughly pleased with their three-bedroom, two-and-a-half bath home.

"I like the openness of it. It makes the house seem even bigger than it is," Jean Ann says.

She and Dave both like such details as the thick, exposed wooden ceiling beams.

"We're really impressed with the detail that he takes in every phase of the building process," including the tile work in the kitchen and bathrooms, Dave points out.

The couple also likes the energy-efficient Integra Block construction method that Del Bac specializes in.

"(Our home) seems to be well-insulated and quiet," Dave says.

In addition, the Gutzmanns say all the vendors Briones recommended were good, and they have recommended the builder to others.

"He was generous with his time to give us options," Dave points out.



## Maintaining Southwest Heritage

PHOTO SUBMITTED

Often Del Bac uses traditional Southwest materials and textures to create warm, soothing lines.

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