



Published by
Bronx Chapter AIA Publications Committee Info@studio360's.com
Highlighting activities and information of interest to the Practicing Architect

TABLE OF CONTENTS

I	Current Activities:	
	<ul style="list-style-type: none">• Chapter Virtual Meeting Minutes of November 21, 2024,	Page 2
II	Related Articles and Education Opportunities	
	<ul style="list-style-type: none">• AIA Conference on Architecture & Design June 4-7, Boston Boston Convention & Exhibition Center, Exhibit Hall A-B AIA Conference on Architecture & Design 2025	
III	Chapter Holiday Luncheon December 19, 2024(<i>tentative</i>)	
	<ul style="list-style-type: none">• Specifics and details will be Emailed to members Inquires Sara info@studio360s.com• Next Chapter meeting January 16, 2025 via ZOOM: ZOOM meeting link https://us02web.zoom.us/j/9948476766	Page 8
IV	Appendix	Page 9

I Current Activites



November 21st, 2024
AIA BRONX CHAPTER MEETING MINUTES

The virtual meeting started at 6:12PM.

Attendees:

Antonio Freda
Bryan Zelnik
George Bulow
Hal Dorfman
Hirinha Pena
Julian Misiurski
Ken A. Koons, Jr.
Ken H. Koons, Sr.
Matthew Rezkallo
Nico Zapata
Robert Esnard
Robert Markisz

Guest:

Gary Solomon
Architectural Consultant
Won-Door Corporation
E: GSolomon@WonDoor.com
M: 516-287-6377

Agenda

1. **Seminar Presentation**

The sponsor, Gary Solomon, architectural consultant, from **Won-Door Corporation** products presented a seminar on “Opening Protective Requirements in Fire and Smoke Walls”. Gary also introduced unique features and benefits of their horizontal sliding fire doors. These doors can be 3-hour fire/smoke rated, and up to 30 feet high and 200 feet wide with no floor track. They also offer security bullet resistance and lockdown capabilities. Gary emphasized the doors' design flexibility and their use in various applications, including airports, universities, and corporate headquarters. Won- Door was founded in 1962 and is based in Salt Lake City, with a main office in New York. Gary also highlighted the company's acquisition by the Overhead Door Co. in 2021, which has expanded their capabilities to include various types of doors and services.

Code Compliance and Fire Door Features

Gary discussed the importance of code compliance in his work, specifically referencing the IBC and NFPA codes. He mentioned that his company's doors are code compliant and explained the features that make them so, such as the push pad's low force requirement and the door's ability to operate on a battery backup. Gary also discussed the company's unique 2-ply door design, which is UL fire tested and can withstand high temperatures. He highlighted the growth in demand for horizontal sliding fire doors since Covid, as they offer more usable space and clear traffic paths compared to traditional hold-open fire doors that their doors are UL listed.

Fire Door Maintenance and Health

The importance of annual fire door inspections and the potential costs associated with maintaining traditional fire-rated door hardware were discussed. Highlighted was the need for adjustments and replacements, which can be costly and time-consuming with normal fire door construction. Horizontal sliding doors also emphasize the importance of proper door operation to ensure fire protection and the potential health risks associated with touch points on doors. Designing with no touch points or levers helps reduce the spread of germs and improve overall health and wellness. Gary concluded by noting the increasing interest in designing for health and wellness in the architectural industry.

Fire-Resistant Doors for Security

In the meeting, the speaker discussed the benefits and applications of their fire-resistant doors, highlighting their use in various settings such as schools, hospitals, and casinos. He emphasized the doors' ability to compartmentalize spaces and create lockdowns, which can be crucial in preventing mass shootings and other security threats. Also mentioned was the sliding doors' ability to close quickly, impeding a shooter's line of sight and potentially saving lives. These doors have been installed in numerous high-profile locations, including the Pentagon, and have been used in post-mass shooting trainings.

Summary

Gary Solomon concluded the presentation by reviewing the unique features and benefits of horizontal sliding fire doors. Gary emphasized the doors' design flexibility with many illustrations and their use in various applications, including airports, universities, and corporate headquarters. Gary asked for questions and two members questions were:

- Does the fire rating change when the doors are tied to the floor versus floating as most of the illustrations show? To which Gary confirmed that they maintain a 3-hour fire rating without any floor track.
- A member inquired a second question, which was, if any contractor could install the doors? To which Gary clarified that Won-Doors to insure fire ratings are only sold, delivered, and installed by the manufacturer.

Finally, Gary confirmed that he and Won-Door Company is committed to customer service and will, offer takeoffs, renderings, and budgetary pricing to assist in the design development stages of any member projects. He can be reached at;

Won-Door and Horton Pedestrian Access Solutions

Gary Solomon

Architectural Consultant

E: GSolomon@WonDoor.com

M: 516-287-6377

2. Adoption of Minutes

Secretary Bob Esnard opened the business portion of the meeting welcoming members and new attendees. He explains that Sara Djazayeri our president, could not attend the meeting. Sara is representing our chapter at a Manhattan event with other AIA chairpersons. As our chapter has previously not had a presence at these events, Sara wanted to raise our “flag” with our chapter’s participation.

He also reminds the members that at our October meeting we would, attempt to streamline meeting procedures as membership approved “a quicker and simplified” process of conducting the business portion of our meetings; by not having to make, seconding and counting votes. Therefore, Bob gave a brief overview of tonight’s agenda for meeting attendees, emphasizing that two of the main objectives of tonight’s meeting was to approve the 2025 slate of officers and directors as well as approve the proposed 2025-chapter budget. The meeting then transitioned into our recent Bronx Chapter Fall Tour, which was conducted in the Riverdale Historic District. He then opened the floor to any objections or concerns regarding the aforementioned minutes. Since no objections or concerns were raised regarding the October 2024 minutes, they are officially adopted.

3. Schedule of Next Meetings

The schedule of the next meetings was reviewed. It was pointed out that the next meeting is scheduled to be a Holiday luncheon on December 19th, instead of an evening chapter meeting. Our President, Sara Djazayeri, will directly email members with the location/event details. All members are reminded that they are invited to attend.

As there were two recent participants in our events attending this meeting Bob asked them to introduce themselves. The first attendee is a non-architect, Bronx Riverdale resident, George Bulow, who has attended several of our events and has participated in the past with the New York AIA Chapter as a member of their Cultural Activities Committee. As a person who loved architecture from a very young age, he was hoping to one day be rich enough to be a patron. Unfortunately, things didn’t work out as he had hoped. Nevertheless, he has a continued interest in architecture and speaking about architecture. While George loves the artistic part of architecture, he is fascinated with the way architects deal with developers and the general public. Unlike others in the fine arts, architects are able to explain themselves to others. Bob light

heartedly responds to George's comment about becoming a patron and says most architects don't have enough money to be patrons and therefore he is in good company with the Bronx Chapter.

The second new attendee Hirinha Pena introduced herself. This year she was appointed to our Chapter as an AIA International Associate Member. She studied architecture in the Dominican Republic, moved to the Bronx and has been working for a New York City construction firm. However, Hirinha was able to attend the meeting tonight, as she is working on a Bronx project and could join this meeting. She has attended portions of our meetings in the past and attended one of the chapter tours. Hirinha was also welcomed and hopes to be active as much as work and family life would allow.

Finally, the chapter's meeting structure was reviewed where affiliated and/or associated members are **always** invited to the meeting to earn CEU credits or if they cannot attend at 6:00PM to join later in the business portion of the meeting and participate in chapter discussions.

Next year's meetings are scheduled as virtual, on the following dates:

January 16, 2025,	6:00PM - (Virtual)
February 20, 2024,	6:00PM - (Virtual)
March 20, 2025,	6:00PM - (Virtual)
April 17, 2025,	6:00PM - (Virtual)

3. Election of 2025 Chapter Officers & Directors:

Last meeting the chapter's nominating committee, chaired by Kenneth Koons Sr. prepared the proposed 2025 Slate of Officers and directors. The slate is the same as the current chapter's officers with one exception which is Nico Zapata proposed to replace Nicholas Friedmann who is not able to continue his role as a director. After a short discussion, the board Secretary presented the list of proposed officers and asked if there were changes, suggestions or objections by any of the chapter members attending the meeting. None were made. It then was agreed that by unanimous vote, the Proposed 2025 Officers and Directors was adopted as follows;

Officers -

President -	Sara Djazayeri
Vice President -	Julian Misiurski
Treasurer -	Kenneth Koons Jr.
Secretary -	Robert Esnard

Directors –

Ofe' Clarke
Kenneth Koons Sr.
Julian Misiurski
Bryan Zelnik
Nico Zapata

The slated was congratulated and thanked by the members for their willingness to serve.

4. **Riverdale Historic District - Tour:**

The Bronx Chapter had its second tour of the year on Saturday October 26, 2024, at 10:00am – 12:00pm for 2-CEU of Riverdale Historic District one of the first Landmark Districts in NYC. The Tour was organized with the Bronx County Historical Society, Director of Education Roger McCormack, and supported by Julian Misiurski, the AIA the Chapter's Vice President. Regarding tours, as an organization, the Bronx County Historical Society is an organization that is as tight as we are when it comes to resources. We charge \$20 per person a tour for their members and AIA members. However, if a person is not a member of either organization, that charge is \$30 for the tour. We collect the fees and give all of it to the Historical Society and they are very grateful. It is wonderful for the chapter as; the society plans, organizes and conducts the tours. This is a painless and efficient arrangement for the chapter.

Julian described the tour as one of the most popular with approximately 15 attendees with an approximate equal mix of architects and community people. He also indicated that the weather was good, several Historical landmarks, were highlighted, including Bashford Dean's home, who founded the MET's armor department, and John Kennedy's childhood residence before his father, Joe Kennedy moved the family to Bronxville, Lou Gehrig's house and many celebrities' homes were pointed out, as well as the 1880's land planning layouts of the "countryfied" street system design without sidewalks. Julian also pointed out that the length of the walking was comfortable for all the tour participants. George Bulow, a member of the Riverdale community, thought it was a very professional, informative and at the same time fun tour. George also asked us to attend our meetings as he was very interested in architecture and would like to participate and hopefully be more involved in our activities. He was extended an invitation to attend our events. At the end of the Tour, Julian and Roger of the historical society took the group to visit Wave Hill Botanical Garden adjacent to the Historic District as well. They met and were welcomed by the manager of the Garden who suggested that perhaps Chapter could do an event with them. Apparently, it was a wonderful day as well as, a painless way to get a little exercise while earning two HSW CEU credits!

4. **Adoption of the 2025 Chapter Budget**

The October minutes had in the New Business portion that at the next meeting, this November Meeting the Chapter is required by it's By- Laws to discuss the next year's budget and adopt it before or the start of the next calendar year, January 1, 2025. Therefore, subsequently, the chapter Treasurer, Kenneth Koons Jr. and the Financial Committee prepared a Budget Comparison of the 2024 and the Proposed 2025 budgets for the Chapter's consideration. This was attached to the last month's minutes as an addendum and to be reviewed at this month's meeting for member's information and consideration.

Appendix I - Chapter Budget Comparison 2024-2025

This year as we are not having a December meeting the chapter officers as has been done in the past. The Proposed Budget was attached to the October minutes to be discussed and adopted today at the November meeting to be effective in January of 2025 as required and to conform to the Charter By-Laws. After a short review of the 2024/2025, Ken Koons Jr outlined, the budget differences and modifications as there are challenges as the;

- Proposed 2025 Budget was reduced to \$17,000 to reflect the funding at \$18,000 from 2024 revenues.
- Reduced sponsorship income post-COVID is less as most companies prefer to present seminars in person.
- Rising costs for everything has meant that the chapter must spend only what it has income for.

Even though our official meetings are currently virtual, the allocation earmarked for potential in-person meeting venues at \$1,500 is to allow for the costs related to special **in person** events, i.e. awards, empowerment grants, holiday luncheon, etc.. Therefore, the total budget was decreased from 18,000 dollars to 17,000 dollars, with the income modified to accommodate the Chapter's adopted program costs and actual income.

One member asked if there is any money in the budget for members to attend tours. The answer is no, as there is no cost to the chapter, and therefore no need for a specific line item for members to attend tours.

After this discussion, acceptance the Bronx AIA Chapter 2025-budget was initiated by the chapter Secretary and all the Bronx AIA members in attendance agreed. Therefore, the Chapter Treasurer's proposed 2025-budget was unanimously approved.

Appendix II – AIA Bronx Chapter 2025 Adopted Budget

6. Chapter Committees

Bronx Public Project/Empowerment Grants

Regarding the Bronx Public Project and Empowerment Grants, Sara Djazayeri and Michael Goldblum who have taken a leadership role in the efforts could not attend this meeting. In addition, the Schools, the City agencies, Bronx borough president's office, in conjunction with community members, due to the holidays in the past years the final selection of a public project and the student grant recipients will be worked on and completed for next year's May Award Event.

It is at the January and February Chapter Meetings that the committee's efforts will be discussed and reported on. The chapter's goal is at the May2025 event to announce and celebrate the CCNY 1st and 2nd place student's team's project designs and cash awards. In addition, it's been our policy to award the most qualified, four (4) Bronx architectural upper class students \$1,000, from; CCNY, Pratt, Cooper Union or Columbia based on the chapter's criteria of; academics, desire, need and teachers recommendations. This effort is to raise awareness in the Bronx community of the AIA Bronx Chapters efforts, in the hope to empower our young student professionals of the relevance of Architecture and to improve the quality of our immediate built environment.

8. DOB – Update

Tony Freda as the Chapter's representative of the "Architects' Council of New York" reported on DOB discussions regarding the new regulations in relationship to "audits" reviews for coastal zone waterfront applications in Staten Island. The concern is these audits to ensure that construction estimates are **adequate** and can slow down approvals and the application will be carefully

reviewed. The fear is that this trend will increase the audit process in the other Boroughs. Tony recommended that members should have some kind of backup for the money that is put in for the cost of construction.

Julian raised a question, that disposal of removed Con Ed gas meters was a problem. He described that Con Ed requires old /removed meters be held by property owners until a Con Ed removal "unit" picks them up for recycling/disposing. Unfortunately, members described their experience with Con Ed, is that it most always takes a lot of waiting no matter what! The conclusion of several members was to have the owner keep them for a while and, if they must do something with them, that the owner should write an "official" a letter to Con Ed. Then after a "reasonable" time quietly dispose of them. Finally, Tony summarized the issue by stating that more and more old buildings with ageing gas piping abandon gas completely, and convert to all electric. This is the reality of older buildings in NYC, in order to avoid major reconstruction costs and conform to the new "energy" goals and rules designed to conserve energy.

9. New Business

There was one suggestion raised by George Bulow to tour the lower Grand Concourse and the Andrew Freedman Home for retired and "poor/need" show business and artistic seniors. In is a unique and very well designed building. The issue as was discussed that there are many wonderful buildings like the Freedman Senior center resist "tours" and make it hard to get access or want significant fees paid, which make it a cost issue for the Chapter to overcome. However, the chapter will ask our tour partner to see if it is possible to arrange access.

10. Adjournment

As no additional new business was presented a motion to adjourn was agreed to, and the meeting ended at **7:36PM**.

III. Next meeting:

Thursday, November 21, 2024 @ 6:00PM Virtual
ZOOM meeting link

<https://us02web.zoom.us/j/9948476766>

IV Appendix

Appendix I
Chapter Budget Comparison 2024-2025

Page 10

Appendix II
AIA Bronx Chapter 2025 Adopted Budget

Page 11

Appendix I
Chapter Budget Comparison 2024-2025

**AIA Bronx Chapter Budget
Comparison 2024 -2025**

Financial Committee Working Draft

EXPENSES	COMPARISON	
	YEAR	
	CURRENT 2024	PROPOSED 2025
MEETING VENUE	\$ 2,000	\$ 1,500
INSURANCE	\$ 2,200	\$ 2,200
WEB SITE	\$ 700	\$ 700
MEETINGS EXPENSES FOR OFFICERS/DIRECTOR	\$ 900	\$ 1,000
AIA COMPLIANCE AND CONSULTANTS	\$ 3,000	\$ 2,500
ARCHITECTS COUNCIL	\$ 550	\$ 550
MEMBERSHIP/ASSOCIATES SUPPORT	\$ 500	\$ 400
ZOOM/FACEBOOK/WEB	\$ 750	\$ 750
AWARDS PROGRAM	\$ 6,000	\$ 6,000
LEGAL	\$ 1,000	\$ 1,000
ACCOUNTING	\$ 400	\$ 400
TOTAL PROJECT EXPENSES	\$ 18,000	\$ 17,000
PROJECTED INCOME BASED ON PREVIOUS YEARS		\$ 19,000
		\$ 18,000

11/8/2024

Appendix II
AIA Bronx Chapter 2025 Adopted Budget

American Institute of Architects
BRONX CHAPTER BUDGET - 2025

Adopted November 21, 2024		
EXPENSES	YEAR	
	2025	
MEEETING VENUE	\$	1,500
INSURANCE	\$	2,200
WEB SITE	\$	700
EXPENSES FOR OFFICERS/DIRECTOR TO ATTEND MEETINGS	\$	1,000
AIA COMPLIANCE AND CONSULTANTS	\$	2,500
ARCHITECTS COUNCIL	\$	550
MEMBERSHIP/ASSOCIATES SUPPORT	\$	400
ZOOM/FACEBOOK	\$	750
AWARDS PROGRAM	\$	6,000
LEGAL	\$	1,000
ACCOUNTING	\$	400
TOTAL PROJECT EXPENSES	\$	17,000
PROJECTED INCOME BASED ON PREVIOUS YEARS		\$ 18,000

The End