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Publication Committee
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***Newsletter**

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I Current Activities



October 20, 2022
AIA BRONX CHAPTER MEETING MINUTES

Meeting began at 6:05pm.

Attendees:

Boris Baranovich
William Davis
Sara Djazayeri
Robert Esnard
Antonio Freda
Ken H. Koons, Sr.
Ken A. Koons, Jr.
Jerin Lisha
Robert Markisz
Julian Misiurski
Bryan Zelnik

Guest

Roland Rylander
Northeast Regional Sales Manager
SIRA Corporation

Agenda / Discussion

1. Seminar:

Roland Rylander: "building envelope, and architectural consultant" for the SIRA Corporation, presented a seminar on, **The construction practices of "Polysio" continuous installation in construction**. Roland, due to a time conflict, substituted for the scheduled presenter Steven Kristensen, who could not attend the meeting. Roland represents the SIKA Corporation with over 100 years of experience servicing the building industry all over the world and is based in the United States. They have over 24,000 employees working in over 100 countries throughout the world and have plants on every continent.

Roland's presentation utilized slides and examples of how insulating a building can be improved and when a continuous "Polysio", closed cell insulation product is used it can assist; in reducing vapor penetration, add insulation capacity, as well as, become a thermal break, making it a very efficient and sustainable product.

Roland's presentation allows architects to understand:

- How a proper building envelope design can contribute to Building Longevity and Sustainability, and how these concepts impact making building more energy efficient, as well as increasing indoor air quality and occupant comfort.
- How aluminum faced polysio continuous insulation can provide the Air and Water Resistive Barrier, in addition to providing thermal control, and be incorporated into an NFPA 285 Wall Assembly.
- The benefits obtained from incorporating polysio continuous insulation in steel stud building envelope design to comply with building and energy codes.
- The key properties of polysio insulation and associated components that should be addressed when specifying and insulation system incorporating Air & Water Resistive Barrier functionality, for optimal energy performance and design efficiency.

Through examples of a series of building types, Roland described the physical characteristics of constructing a wall, floor or roof and the component parts of the construction type in relation to, air infiltration, water vapor penetration, and insulation effectiveness. The Polysio product, although more expensive than, traditional insulation, vapor, or air barriers, is much more effective, lighter, and very efficient to use to insulate floors, walls, or roofs. In addition, the regulations related to handling the various normal products that are used generally is not as efficient based on current Modern Energy Codes as well as the Standards for approval by the International Building Code (IBC) or the International Energy Construction Code (IECC).

The fire resistance of this product, although individually not especially resistant to fire when measured in fire protection tests. However, NFPA 285, the National Standard for Fire Protection, is an "Assembly" test which means when a full-scale wall, floor or roof assembly including Polysio as; a vapor, air, water barrier is used, does perform very well.

In conclusion, Roland after a question-and-answer period volunteered to assist members to review performance expectations or to develop required specifications, as well as describing the cost implications in member projects. Roland indicated, he and Steven Kristensen representing SIKA Corporation encourage all questions. They can be reached at:

Steven Kristensen
Building Envelope & Architectural Consultant
201 Polito Avenue
Lyndhurst, N.J. 07071
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Roland Rylander
Northeast Regional Manager
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2. Adoption of the September Minutes:

The September 21, 2022 minutes attached to the October meeting notice, were unanimously accepted, with Ken Koons Sr. making, and Bill Caplan seconding the motion.

3. Next Meeting Dates:

Sara Djazayeri had suggested at the last September meeting that the December meeting should be an **informal** holiday gathering, without a seminar. This concept was generally agreed to. Her thought was that after two years, our membership should renew in-person

contacts to see each other again. Sara is hoping to get a sense; where members thought the location, as well as, what the best time for the gathering would be. After a discussion of whether to do an event on our normal scheduled meeting day, Thursday, December 15th, or perhaps a different day and/or on the weekend, which may be easier for associates and members to get together. She requested that before our next meeting in November, members should indicate by email their preferences of location and time of day for the proposed December gathering. Sara volunteered to send a specific email note concerning this issue, giving a choice of where and when members would prefer, the December informal gathering to be on:

- A. The December 15th meeting day
 - Lunch at the Botanical Gardens, or
 - Lunch at Artie’s Restaurant on City Island, or
 - Dinner at an Arthur Avenue Restaurant,

or
- B. A Saturday weekend day
 - Luncheon or dinner at Artie’s Restaurant, or
 - Dinner at an Arthur Avenue Restaurant.

If members/associates could choose at or prior to the November meeting, it will enable us to plan/reserve a table for 6-12 people to attend the informal holiday gathering. Therefore, it was agreed that the Chapter, except for December will continue to be virtual with next scheduled meetings on:

November 17, 2022 at 6:00pm Virtual
 December 15(?), 2022 at 12:00 or 6:00pm (In-person Holiday Gathering)
 January 19, 2023 at 6:00pm Virtual

4. Nominating Committee

Ken Koons Sr., of the Nominating committee indicated that the Bronx Chapter’s Charter requires members to annually choose the next year’s officers and to publish a slate of officers and directors, one month before a vote and to choose the next year’s officer before the end of the current year. After a discussion, the existing officers agreed to serve for another term and for the vacant post of Vice President, a member Julian Misiurski “volunteered”. Therefore, the committee would be recommending the slate of officers for 2023 to be:

<u>Officers</u>		<u>Directors</u>
Sara Djazayeri	President	Ofe Clarke
Julian Misiurski	Vice President	Ken Koons Sr.
Ken Koons Jr.	Treasurer	Julian Misiurski
Robert Esnard	Secretary	Josette Matthew
		Bryan Zelnik

5. Chapter Committees

Bronx Public Project/CCNY Student Design Studio

Michael Goldblum who has been working on this initiative could not attend the meeting. However, Sara indicated that organizing for the spring CCNY Student Design Studio and the selection of a public project involving the NYC Capital Design Development Agency (DDC) are moving forward. Michael is expected to update the Chapter at the next meeting.

Student Award

The CCNY Architectural Student Award was discussed, with the Chapter reinforcing its commitment to repeat with a 2023 award. Last year this was organized by our past Vice President, Marty Zelnik. However, the CCNY teacher who organized last year's awards is no longer working in the same position and the Chapter needs to reach out to the school to select the awardees, as was done last year. It was suggested, perhaps Bryan Zelnik would be interested in picking up where his father left off. Bob Esnard will talk to him to contact CCNY and see if the teachers could again select the awardees. It was also hoped, that Ofe Clarke who originally championed this award program will be able to continue assisting in planning the event as well. This event was a great success and supported two wonderful students last year.

Associates/License Exams

Sara wrote the five AIA NYC Chapters, on behalf of the Chapter, to see if they could join us in assisting our associate members in their pursuit of state licensing. As she reported last month, the Queens Chapter responded positively and suggested we organize a committee to join with them. Sara is hopeful that the members who had indicated an interest in a "study group" at the Chapter's last July Strategy Meeting: Alvi Rahman Khan, Jerin Lisha, Arionnys Hororio, and Linda P. Infante, would form a committee to respond as a group. Sara also indicated that the Queens Chapter Model of assisting associates, do include/require Chapter licensed members to also participate. They are to support the study sessions, by presenting issues and answering questions, on appropriate subjects for each study session. This participation does not require the licensed members to be at every meeting just that specific and different Bronx Chapter members will need to participate alongside the Bronx associates committee during these combined Queens/Bronx study sessions.

6. DOB – Commissioner Eric Ulrich

There was some discussion and an urgent request by Ken Koons Jr. and Tony Freda that under the new Commissioner Eric Ulrich the Building Department has not changed. There still is a very formal, with only a "basically" virtual relationship, without human interaction between architects and the Bronx DOB office staff. Although, the Commissioner has discussed and promised changes to improve DOB's interaction with the construction industry, it has not improved. Ken was disappointed with the current situation and the

unwillingness of the DOB Borough office leadership, to realistically “face” staff and processing issues. In fact, there is a reluctance to even discuss professional, operational issues or for architects to interface with the DOB at all. Ken’s hope is to enhance the DOB process with our participation together with the Borough Commissioner to urge him to take charge!

Tony Freda added some practical suggestions and comments highlighting that, DOB NOW forms and actions that are now virtual as a computer process, actually has had some positive results, as they are predictable and quicker. However, a simple thing, like the reinstatement of a project, which in the pre-computer days, would take 15-20 minutes, now requires a full review of the project, and can take months. Bob Esnard also commented that he attended a meeting with the DOB Commissioner at his headquarters at 280 Broadway. There the Commissioner presented his vision of his job, which is to be involved! He wanted to intercede on processing and DOB issues that are illogical, or not productive to improve them. The Commissioner wants to directly know what suggestions the industry would like to have happen to improve DOB operations. He indicated that he welcomed hearing directly about issues and encourages the industry to contact him. He believed and hoped the Borough office’s leadership should take charge of their offices and be familiar with what is happening in their Borough.

Members requested that Ken draft a note for our president to directly send to the Commissioner, urging the Borough Commissioners to exercise leadership and work with architects to improve efficiency and the approval process. Tony Freda also was requested to contribute to the letter, so his comments on the reinstating projects and his suggestion that they be computerized, be tried. Tony’s idea is to have a job be efficiently/quickly reinstated and then be on track for a normal review and be processed in the time frame of the current DOB NOW processes. Sara indicated that as soon as the letter is produced, she would send it off to the Commissioner’s Office. The hope is that Commissioner Ulrich would respond as he promised; at the Real Estate Board, at a meeting with AIA Chapter Presidents, as well as become one of his 90-day commission initiatives.

Chapter Tour

The fall Bronx Chapter Tour organized with the Bronx County Historical Society is scheduled for next weekend on October 24, 2022, from 10:00am to 12:00pm. It is a Tour of “The Northwest Bronx” and will be hosted by Julian Misiurski, as the registered architect and Historian Roger McCormack of the Bronx Historical Society. Members were encouraged to join, as the weather is predicted to be pleasant. The Tour will review the residential buildings on the northern portion of the Grand Concourse, several High Schools, a college, and Paul Rudolf’s Mitchell-Lama High Rise residential building. The Tour will end where it starts, at the front of DeWitt Clinton High School on Mosholu Parkway, which is accessible by car, as well as the #4 and #D trains. It was also noted that the Westchester + Hudson Valley Chapter had mistakenly put the Tour on their website, which is organized only for the attendees to prepay. Six of their members have prepaid and we are hoping for

an interesting turnout with a mix of Historical Society people, architects, and the public members attending.

7. New Business

A. Health Program

Sara Djazayeri mentioned that in discussing with NYC Chapter Presidents their assisting and supporting their Chapter associates' efforts to study for the license exam, the Staten Island Chapter had a unique request. They asked her to send, information and an invitation to Bronx Chapter members, to join a "Health Plan Program" that Staten Island developed. Their idea was to propose a way for small architectural businesses to afford a Health Plan Program for their employees and families. Staten Island believes the program works very well for smaller businesses and specifically architectural firms. Sara promised to mention Staten Island Chapter's initiative to our members and to have it included in our meeting minutes. If any Chapter member is interested, they should send Sara an email at info@studio360s.com and she will follow-up with the website link for members to review the Health Plan/Information and if members are interested on how they can sign up.

B. Website

Bill Caplan, who manages our Chapter website, requested that members send new news or any information they would like to share with membership. Bill is looking for "fresh" information especially for the first pages of the website to add new material. He mentioned as an example that he learned at this meeting, that Sara Djazayeri was now a parttime design teacher at Pratt Institute for their Fall term third year design studio. In addition, recently the Institute thought she was a great success and requested that she teach the spring term third year student studio as well. Bill encourages and welcomes any member or associate to send new information, professional updates, projects, or interesting activities, for publication.

The meeting ended at 8:53pm.

IV. Next Meeting:

Due to the continuing health crisis the next meeting will again be Virtual on:

Thursday November 17, 2022

The End