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Highlighting activities and information of interest to the Practicing Architect

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I Current Activities

January 18, 2023
AIA BRONX CHAPTER MEETING MINUTES

Bob Esnard calls to order the virtual meeting at 6:01PM.

Attendees:

Boris Baranovich
William Davis
Sara Djazayeri
Robert Esnard
Antonio Freda
Linda Infante
Alvi Rahman Khan
Ken A. Koons, Jr.
Ken H. Koons, Sr.
Ofe Pearson
Julian Misiurski
Robert Markisz
Matthew Rezkallo
Bryan Zelnik
Nico Zapata

Guest:

Jason Allocco
Business Development
NY Sales Representative
jallocco@archgrille.com
Tel: 718-832-1200 x253

Agenda / Discussion

1. Seminar Presentation: Architectural Grille Group.

Jason Allocco, the NY Sales representative of Architectural Grille LLC, presented a seminar titled, “**The Architectural Grille – Integral Aspect of Airflow Design Affecting Health Parameters and Aesthetics of Space**”. He discussed the different material choices available of the total range of ventilation grilles and highlighted the versatility of grilles in various industries such as healthcare, education, retail, public spaces, and airports. They can be made to be abuse-resistant and suitable for high-traffic areas.

A Summary Outline of Jason Allocco’s presentation is:

Learning Objectives:

- Define and discuss the importance of ventilation and how it impacts both health parameters and aesthetics.

- Identify the type of building ventilation system.
- Identify improper airflow design/installation.
- Illustrate how grille design can impact health aspects of a space.
- Discuss variables inherent in the design, fabrication, and fastening methods of a grille.

Introduction

Proper Grille Design:

- Maximize ventilation
- Reduce energy consumption
- Contribute to more sustainable structures
- Contribute to an attractive and interesting space

Importance of Ventilation:

- Prevents air stagnation
- Controls Air Quality

Types of Ventilation:

- Mechanical
- Natural
- Hybrid
- Infiltration

Improper Airflow Design:

- Decrease in Ventilation Efficiency
- System Imbalances
- Cross Contamination
- Re-Entry of Exhaust Air

Importance of Grilles / Placement of Grilles

Four Basic Types of Grilles:

- Linear Bar
- Perforated
- Louver
- Register

Manufacturing Process:

- Water Jet Cutting
- CNC Laser Cutting
- Design Patterns
- Fabrication Materials
- Material Finishes
- Fastening and Installation Methods

In conclusion Jason held a short question and answer period.

Members expressed the Chapter's appreciation of his time and presentation and indicated that he did a terrific job with a unique/interesting subject. Finally, Jason offered to assist architects with their projects and will visit sites and offices if requested or necessary.

He urged members to contact him at:

Jason Allocco
Business Development, NY
NY Sales Representative
jallocco@archgrille.com
Tel: 718-832-1200 x253

2. Adoption of Minutes

Bob introduces and proposes the adoption of the AIA Bronx Chapter December 2023 meeting minutes, which were sent to everyone. Boris Baranovich proposed a motion to adopt the minutes, and Tony Freda seconded the motion. As there were no objections, the December 2023 minutes were unanimously adopted by the Chapter.

3. Next meeting dates:

The calendar for AIA Bronx Chapter meetings for the next few months was reviewed. Additionally, Bob took the opportunity to introduce Valarie Kagan, who will work with him to take the meeting minutes and prepare the monthly newsletter. She will be the first and only employee ever. Sara asked how having an employee will work. Bob explained that the position is part-time to help with the minutes only. Valarie (or Val) and he will speak & work together on how to efficiently produce the newsletter.

Except for the May Chapter Annual Awards Event, these next meetings are held virtually via ZOOM as follows;

Thursday,	February 22, 2024,	6:00PM Virtual meeting via ZOOM
Thursday,	March 21, 2024,	6:00PM Virtual meeting via ZOOM
Thursday,	April 18, 2024,	6:00PM Virtual meeting via ZOOM
Thursday	May 23, 2024,	Annual Awards Event (<i>Tentative date and time not finalized</i>)

It should be noted that in May, there will be no regular virtual meeting but rather, an awards ceremony. Hopefully, by not having 2 meetings in May, more people will show up at the awards ceremony. We are looking forward to a good time as Sara is a very good caterer.

4. Holiday Luncheon

Chapter President Sara Djazayeri reported on the December 21 luncheon. This year at the last minute the NY Botanical Gardens changed our reservation, due to the date being so close to Christmas, and added a requirement all reservations had to guarantee a minimum check of several thousand dollars. Sara then rebooked at a local very “atmospheric” restaurant, Enzo’s of Arthur Avenue. This year we had two new members who attended and were welcomed to the chapter Nanette Gran, AIA and Xavier Raymore, Associate AIA. Xavier is a recent CCNY graduate who was on one of the winning teams of last spring’s Chapter’s Knightsbridge Armory design competition. The event was very festive and was followed with a walk-through Arthur Avenue’s unique neighborhood and market. In sum, the food was terrific, and it was a beautiful day!

Appendix - I Photo – Chapter Holiday Luncheon

4. Marketing – “Find a Bronx Architect”

As we discussed previously, Patricia Semmler, a Brooklyn Chapter associate volunteered to assist the marketing effort of developing a “Find a Bronx Architect” link, for the Bronx Chapter website. Patricia received approximately nine members who responded to the invitation. She will forward them to our Chapter webmaster, Bill Caplan. Bill has been working on our web site for many years and at least once a month “refreshes” the site with updates and is planning to add “Find an Architect” next month.

Sara again urged members to take advantage of this addition to our website, as the chapter regularly gets requests for assistance from potential clients looking for architectural help. Most are about New York agency filings, approvals or simple advice in zoning, building and/or improving property. The website is a great marketing tool because everyone can have a paragraph about themselves and their services. If you’re a member, you can include yourself and your firm. Many members said they would include themselves and only half of them have done so. The other half of those who said they would include themselves can still do so. Sara believes this effort by the chapter will give members a forum to highlight their “strengths” and be recognized as consultants by clients seeking professional help. She urged members who have not done so, to contact Patricia at; patricia.semmler@gmail.com

5. Chapter Committees

CCNY Student Competition

Sara reviewed the chapter’s 2024 CCNY Student Competition and indicated that Michael Goldblum is continuing his efforts this year. It was reported last month that a project and site was selected in the Hunts Point area of the EDC. This NYC agency is working on building a traditional neighborhood project that combines affordable housing and a community center to serve the Hunts Point residents. The project, site, community committee, CCNY students and professor are set to start in the spring academic term on the Chapter’s Second Design Competition.

Student Awards/Empowerment Programs

Sara and Bryan Zelnik, who has taken over for his father Marty Zelnik, have discussed selecting candidates for the Empowerment Grant Program with the teaching staff at Pratt, and CCNY. Both schools have verbally accepted to choose students. Bryan has written and recently received a very positive response from CCNY. They hope to get a similar response from Pratt Institute. The timing is to have the teachers pick two upper class students by April 1st, allowing for the Chapter to have a May evening celebration to publicly present the four Empowerment \$1,000 grants, as well as the Competition First Prize of \$1,000 and \$600 Second Place Prize. Sara has again tentatively arranged for the Bendheim Studios to “underwrite” the event by providing the venue and hors d'oeuvres without cost to the chapter.

Associates License

Linda Infante has been working hard on implementing a chapter Architectural Record Exam (ARE), study program. Linda has been successful and scheduled the Chapter’s First Study session

on Zoom on **February 21st, 2024 at 6:00PM** using this email address; [ARE link](#) . The presenter will be Bill Davis of our chapter, who graciously volunteered and unfortunately had to leave for a client meeting. He wanted to briefly discuss the session and the subject, “Practice and Project Management” and the reality of what is necessary to actually; run an architectural office, and the business / legal issues an architect needs to know & understand to provide architectural services to clients.

Linda also indicated that Bob Esnard also agreed to take part and will present the second ARE study session on structures. Sara then congratulated Linda on her efforts and getting this program started. She also urged chapter associates to attend and for licensed members to volunteer as well to be presenters. An email notice will be sent to all associate and licensed chapter members inviting them to the session.

Appendix – II - Practice Management
ARE Study Session 1

6. DOB – Update

Tony Freda, as the chapter representative, attended the January meeting of the NYC Architect’s Council. The meeting dealt with “housekeeping” issues as well as several professional items. The Council had a problem with the NY State AIA participating with them and that currently the NY Chapter is not participating. However, the Council had Code and DOB Processing discussions on; Tenant Protection Plans (TPP), communicating **only** online, CPC zoning changes to allow in home work, and LL 97 energy rating for reducing carbon emissions in buildings.

- TPP has become repetitive and unnecessarily complicated. The city council passed a law that any multiple filling no matter how small i.e., a Kitchen or Rest room upgrade will require a TPP. This separate filing for each trade will duplicate the same TPP legally mandated plan and each permit will require independent inspections weekly. This needs to be reviewed by DOB and is a policy that should be changed. It is always very difficult for the DOB to modify its policies, and this should be reviewed and changed.
- The online-only email communication system takes too long for applicants to get to a live person to ask questions, even a simple one. Before Covid, an applicant could go to a DOB office and get simple issues resolved in one day. Now, all questions take a few days, which unnecessarily adds time to applications.
- CPC is studying increasing “working” in dwellings by modifying/consolidating use groups in residential zoning districts. This can create technical code as well as political issues depending on what type and/ or density of “work” is anticipated. The concern is that the definitions of work approved by CPC can create confusion and problems for the industry. Architects should follow and perhaps participate in the public dialogue to get a result that is practical and be an asset to the city. The Architects Council recommends that members should review the issues on the CPC website to get up to speed and participate.
- LL 97 of 2019 is effective this year Jan. 1st, and the real estate industry is required to file the first compliance report by May 1, 2024. This rule affects any building in NYC that is over 25,000 sq.ft, therefore covers approximately 50,000 buildings. It will result in a tremendous amount of retrofitting to get the city “carbon neutral” by 2050, a very aggressive goal to

reduce carbon buildings to 40% in 2030 and 80% in 2050. Tony thought perhaps, the most efficient way to reduce carbon footprint would be by insulating buildings as much as possible.

- The Building department is not able to go ahead and just make changes because they'd have to change the computer process and the way that projects are filed, the approval process and website. This is a local law, making it extremely difficult to manage with complicated jobs and several trades.

Tony Freda concluded that the Council is working to make changes and to try to convince the DOB and other city agencies, including the City Council elected officials, to make positive, "realistic" changes. This is an uphill lobbying effort that is hard but must be done...

7. New Business

There were two items for discussion that occurred in between last month's meeting and this one which we did not realize were time sensitive and the chapter officers had to act;

First Julian Misiurski our Vice President and NYS AIA Board member was contacted for the chapter to **vote on NYS AIA Charter By-Law changes** before this meeting.

Second National AIA contacted Sara Djazayeri President and Bob Esnard Secretary before this meeting, concerning a new requirement that all chapters must file an **Annual Component Accreditation Checkup** by January 15, of each year.

- NYS AIA Charter By-Law Changes

Julian Misiurski summarized the two By-Changes which were;

To **allow** each chapter to independently nominate candidates for AIA NY State office positions within the State Board and organization. Previously, the smaller chapters like the Bronx, had to have one or two other chapters join with them to nominate candidates.

To **expand** the participation of students of architecture, associates, and Emerging Professionals within the AIA and New York State to have a more structured role to be involved with the institute.

Sara voted yes on behalf of the Bronx Chapter to both these By-Law changes, which was subsequently approved by most of the NYS chapters.

- National AIA Annual Accreditation Checkup

Sara and Bob were contacted after the thanksgiving weekend, that a new national requirement of an annual "mini" accreditation is now required of all chapters. The goal was to guarantee that all AIA members have basic availability to the institute, as well as interface with each other and the profession at large. We had to fill out a four-part questionnaire with documents and submit it before January 15. The Parts of the submission were;

Chapter information:

Contact information of the chapter officers for submission

Education

Proof chapter originates 4 CEU credits -

Bronx does 2 two CEU credit tours a year and Bronx partners with the Westchester+Valley Chapter for additional 14 CEU Credits

Finance & Operations

Proof of insurance -

Insurance Certificates for Directors & Officers, as well as Liability coverage.

Proof that operations are legal -

Chapter files taxes annually, is a NYS incorporated organization, and operates with AIA a Chapter charter and By-Laws

Governance

The chapter has entered, as required by National AIA, all its chapter officers and directors into National AIA's Fanteva computer membership data base. This serves as an agreement allowing local components, all states, and the national organization to freely communicate.

This 2023 AIA component checkup was submitted on time and is now under review by AIA National.

The floor was open for anyone to bring up other topics that needed to be discussed. As there were no further discussions, **the meeting ended at 7:47PM.**

III. **Next meeting:
Thursday, 02/22/2024**

6:00PM Virtual meeting via ZOOM

IV Appendix

Appendix I

Photo - Chapter Holiday Luncheon - 2023

Appendix II

Practice Management
ARE Study Session 1

Appendix I

Photo - Chapter Holiday Luncheon - 2023



Appendix II

**Practice Management
ARE Study Session 1**

**PRACTICE
MANAGEMENT**

**ARE STUDY
SESSION I**

WHEN
February 21, 2024
6PM - 7:30 PM

WHERE
ZOOM online study session

GUEST SPEAKER:
MR. WILLIAM DAVIS, JR. AIA
N.Y.I.T.

SEND ME AN EMAIL FOR ZOOM LINK ON DAY OF EVENT:
LINDA@BUILD-TECH.ORG

HOSTED BY
LINDA P. INFANTE
AIA BRONX CHAPTER

**FREE
EVENT**

SEMINAR & QA
PREPARE WITH US!

INFORMATIONAL

BENEFITING

The End