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Highlighting activities and information of interest to the Practicing Architect

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I Current Activities



March 23, 2024
AIA BRONX CHAPTER MEETING MINUTES

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

Attendees:

Boris Baranovich
Sara Djazayeri
Robert Esnard
Antonio Freda
Linda Infante
Ken A. Koons, Jr.
Ken H. Koons, Sr.
Ofe Pearson
Julian Misiurski
Robert Markisz
Bryan Zelnik
Nico Zapata

Guest:

Jared Clauberg
Customer Service Specialist
Altro USA, Inc.
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Tel: 973-396-7354
support@altro.com

Agenda / Discussion

1. Seminar Presentation: Altro USA, Inc.

Jared Clauberg, Customer Service Specialist and the NY Sales representative of Altro USA, Inc., presented a seminar titled, "**Flooring Safety By Design**". Altro was founded on the United Kingdom (UK) in 1919 and developed Altro safety flooring in 1947. They manufacture and distribute products all over the world with manufacturing mostly in the UK and a significant number of flooring styles in this country.

There are many factors that are considered for floor selection, durability, appearance, maintenance, installation, moisture, hygiene, sound reduction and safety. His presentation outlined how floors can be safe or dangerous depending on their use, as well as selection. The flooring objectives of the seminar focus on the design, science, codes and facts to select the appropriate flooring for specific uses and building types.

Learning Objectives:

- Define the Coefficient of Friction as it relates to the specification of slip resistant flooring.

- Identify the legislative guidelines and legal tests relating to the specification of slip resistant flooring.
- Indicate the facts and figures behind slips and falls in the work place and other areas.
- Undertake a needs analysis to determine the slip resistant floor that is appropriate for specific building requirements.

Jared discussed the significance of anti-slip safety by design, particularly focusing on the use of anti-slip materials in preventing slips, trips, and falls. He emphasized the effectiveness and ease of maintenance of modern anti-slip flooring and introduced the limitations of many historic testing machines, he suggested the use of a more accurate devices like the British Pendulum Test and the Ramp Slip Machine. Jared also highlighted the increasing importance of legal testing and guidelines, particularly in relation to workers' compensation claims.

In terms of injuries, Jared discussed the prevalence and seriousness of slip and fall injuries, citing statistics from Liberty Mutual Insurance. He shared personal anecdotes, highlighted the importance of considering floor materials in commercial settings, and discussed the challenges of using epoxy coatings. He emphasized the need for designing spaces with the needs of all age groups in mind, particularly those 65 years and older, as they are more likely to have mobility issues and thus at increased risk of falls. Jared also stressed the potential for preventative measures in the healthcare industry and the importance of updated statistics.

Jared highlighted the importance of selecting suitable products for bathrooms and wet areas to ensure slip resistance and safety. He suggested using tiles with features like an orange peel finish or raised patterns, and emphasized the need to understand the usage of the space for proper design. Jared also stressed the significance of considering the coefficient of friction, texture, and maintenance requirements of different materials. He illustrated a chart comparing different flooring products based on their performance for architects to review all the important performance characteristics when selecting floors types.

Appendix I – Chart Comparing Floor Systems

There are specific products for specialized uses that manufactured flooring can be used which are practical and safe. Jared provided an in-depth explanation of the versatility across sectors such as commercial kitchens, operating rooms, and cannabis production. He showcased the Altro Aquarius and Altro Cantata as key products, highlighting their durability, longevity, and unique adhesive-free packaging. He also discussed working with various flooring materials, including sheet goods and tile systems, which substitute for, and have the feel as well as, the look of wood, tile, and a fabric texture that are very safe/economical /durable. He highlighted this by sharing a personal anecdote about a successful sale he made, highlighting the product's impressive durability and resistance to damage.

Jared concluded his presentation by illustrating Altro products to be used in unique situations very successfully and a question and answer session. He introduced an outdoor/indoor system designed for wet environments, which he recommended for bathrooms and stand-up shower areas. He also presented various flooring and wall

products, including Dolce Tile, a rubberized product resembling crown molding, and 'White Rock', an impact-resistant, bacteria-resistant, and heat-formable material. Jared emphasized the cost-effectiveness of combining floor and wall products from their company, offering a 10% reduction for clients who do so. The cost per square foot was significant with the new impact-resistant material from the White Rock family, being more durable and cost-effective than fiberglass-reinforced plastic.

Members expressed the Chapter's appreciation of Jared Clauberg and thanked him for a terrific explanation of a unique/interesting/flooring discussion. Finally, Jared offered to assist architects with their projects and indicated that he will visit sites and offices if requested or necessary.

He urged members to contact him at:

Altro USA, Inc.

Jared Clauberg

Customer Service Specialist

jclauberg@altro.com

Tel: 973-396-7354

support@altro.com

2. Adoption of Minutes

Bob opened the business meeting by a short discussion about the agenda that did not include the Chapter Spring Tour which will take place on Saturday May 25th, which will therefore be added as part of New Business. With that addition to the agenda, he also commented that the minutes were developed with Valerie Kagan, who he thanked as her efforts did make them easier to produce. Bob then asked if there are any comments or recommended corrections for the February 2024 meeting minutes. The minutes were sent to everyone via email. As there were no comments or modification made and, so, Bob asked for a motion to adopt the minutes.

Julian Misiurski entered a motion to adopt the minutes and Bryan seconded the motion. As no one opposed the minutes, it was confirmed that the minutes for the February 2024 meeting were officially adopted.

3. Schedule of next meetings

Bob briefly laid out the meeting schedule for the next meetings through September 2024. It was pointed out that the May 2024 meeting will be an in-person awards presentation sponsored by the Bendheim Studios at one of their mid-Manhattan venues as they have done the past. In addition it was noted that May will also have our spring tour, Mott Haven -2 on Saturday that week.

The next Meeting Dates are:

April 18, 2024,	6:00PM - (Virtual)
May 23, 2024,	Awards - IN PERSON, Venue TBD
May 25, 2004	10:00AM – 12:00PM (Mott Haven -2)
June 20, 2024,	6:00PM - (Virtual)
None scheduled in summer,	unless something comes up
Sept 19, 2024	6:00PM - (Virtual)

4. **Marketing – “Find a Bronx Architect”**

Bill Caplan received different versions of information for the “Find Bronx Architect”, which was a challenge since many versions were differently typed and formatted from one another.

Access is easy members can email Patricia at patricia.semmler@gmail.com , to be added to the list. She is a volunteer that the chapter again thanks, who did a wonderful job developing the list for us.

Sara encouraged everyone to add their name to the list. Including addresses which is optional. She added that to be listed, it is not necessary to have your own business. The listing is also a place to network. If someone is looking for a summer intern, the listing could be a great place to note that you are looking for one. Bob hoped that the past AIA Bronx presidents should be on the list and that it would be nice to have all of the old timers, as well. In addition, if you’re a part-time architect, or interested in certain areas of architecture, and have expertise in construction, the listing on the website is a categorizing of professional proficiency, rather than advertising. It should be an honor to have all AIA Bronx members listed

5. **Chapter Committees**

Associate/License Exam

Linda Infante who is the head of the Bronx Chapter ARE Study group reported on first effort, the first ARE session with three people attending. She is looking forward to the next session in which Bob Esnard will be present. Linda finds that the biggest challenge is letting associates know about the session and then getting them to sign-up.

Linda then reported that the Westchester + Hudson Valley Chapter send the Bronx Chapter an invitation to their events. One included a study session for the ARE which was forwarded to her. The information about the Westchester session noted that they are charging associates to attend. Linda said that registration is required and the fee is about \$10.00. We in the past talked, about making our ARE sessions available at no charge. It seems the Westchester experience was that if there is no charge then people are less likely to attend. It was suggested perhaps a minimum charge of \$5.00 might be tried. Linda agreed that charging for attendance should be seriously considered.

Sara asked when the date of the next session is and Linda indicated that the next date is not set. Since she had requested the ARE session be for CEU credit Bob submitted a seminar to National AIA for accreditation titled “Cracks – Case Study Façade Repair” and upon approval will schedule. He indicated his schedule is flexible and that June, or so, would work well. Bob said that evenings during the week, perhaps 6:00pm or 7:00pm works. The session would be 1-1.5 hours and attendees would get one 1 Continuing Education credit. Linda will write up a flyer to be distributed and posted on line.

Appendix II – Cracks – Case Study Façade Repair

As the discussion concluded Linda emphasized that we should really publicize the seminar and put the session information early on the website and announce it at a few meetings. Perhaps, the chapter should make the seminar more attractive by offering a CEU credit to increase attendance by inviting both associates and licensed to participate. In terms of charging a nominal fee, Bob says that he has no preference, however, cheaper or free is usually the preference of most people. He and Linda will work together to get Bob's presentation organized and scheduled.

Student Awards

Sara and Bryan Zelnik reported that both CCNY and Pratt Institute have responded and have begun the selection process for this year's Chapter Empowerment Grant Award program. They will absolutely choose two candidates each by April 1st, for the \$1,000 cash grants. . Sara and Bryan will also be sure to invite the awardees and their two family or friends to the Chapter award presentation/celebration on May 30th, 2024.

Bronx Public Project/CCNY Studio Competition

Sara explained that although Michael was not able to attend today's meeting, he is still on top of the competition. As far as Sara believes, the competition is on schedule. Sara indicated that Michael Goldblum has been the key person working on implementing the competition and she did not have a chance to recently discuss the specific progress with him. Sara indicated that CCNY and the borough president are working together to develop the AIA competition with us. The site is a triangular lot at Hunts Point at Longfellow and Holms Street in the South Bronx. The location will be mostly housing in addition to some other uses. The jury for this competition will be the AIA Bronx, dean of CCNY, and community members. The entries will be reviewed and awarded to the student teams. The awards will be for the first and second prize teams

In any event, Sara will touch base over the next weeks with Michael; to be sure we are still on track and be able to update the chapter at the next meeting.

6. DOB – Update

Tony attended the last Architects' Council (ACNY) meeting which lasted about 1.5 hours. And unfortunately the discussion was mainly about the budget. SARA of the "Society of Registered Architects" has a membership that is questioning the value of belonging to the Architects' Council. Many of their members are younger question the benefits of membership, since it costs about them \$2000 or so per year.

Tony states that his "take-away" from the meeting is that as time goes by, the building department's issues are slowly becoming uninteresting to most architects because the issues of today are not the same as in the past, when architects had to actually go to the building department to get things done. Tony explains that this younger cohort doesn't understand why the Architects' Council exists. An important benefit of membership, as Tony explains, is that we can take our problems and bring them to the building department as well as, the City agency representatives and City Council members. These contacts have in the past tried to resolve issues that make things easier for us to file. Today, many architects, as designers, don't have issues that necessarily have to go through the building department. If they do have issues, they give their stuff to expeditors, who will do the work needed to be done in person at the building department.

Bob reviewed some history that we, as a Bronx chapter had a significant debate about us not belonging to the Architects' Council for similar reasons as the Society of Registered Architects now have. At that time, about ¾ of the chapter were mostly concerned about their small business. The chapter over the years has learned that, as a member of the Council, if you have a problem that then membership could be very helpful. If an applicant doesn't get a response from the building department's office, the council staff can assist in working with the staff at the building department. Even if it only happens occasionally, it is extremely important access that otherwise would not be available to AIA members to necessary conversations addressing particular issues. Bob gives an example that in Manhattan, the real estate arm of REBNY, the main business lobbying organization of NYC, stay very close to the representatives of the building department as well as, including the mayor's office, the elected officials and their individual staffs. They have the ability to submit for professional inquiry's to resolve issue(s). The Architects Council can be available to someone in our chapter that has a problem once in a while that cannot be resolved by a regular procedure, having a professional inquiry filed is an alternate way for the issue to be handled.

The annual cost for our Chapter is about \$600 per year and both Bob and Tony agree that this expenditure is useful for our chapter when there's really no other way to resolve processing issues.

Tony also shared some important information regarding the new location of the Bronx building department. The Bronx building department has moved from 1932 Arthur Ave and is now at **1775 Grand Concourse**, which is easier to access. This new location is a train stop on the D-Line at 173rd to 174th streets. Tony gave a little history about this building with a little known fact that it was initially built by Bell Laboratories.

7. New Business

Bob reminded members that that May is a big month for the Chapter. Although we do not have a virtual meeting we have two in person events; our Award Ceremony and Spring Tour, Mott Haven-2 which is a upgraded and repeat tour which will again give attendees CEU credit as they received on the first tour. The specifics of both events are;

AIA Bronx Chapter Spring Tour Mott Haven-2 (1 CEU)

May 25th, 2024 10:00AM-12:00PM
Street

2024 AIA- Bronx Scholarship Awards Event

May 30th, 2024 6:00PM-8:00PM
Bendheim Studios
150 East 58th Street (9thFl.)
New York, 10155

8. Adjournment

The floor was open for anyone to bring up other topics that needed to be discussed. No additional new business is presented and a motion to adjourn is made by Tony Freda and **The meeting ended at 7:27PM.**

III. Next meeting:
Thursday, April 18th, 2024.

6:00PM Virtual meeting via ZOOM

IV Appendix

Appendix I

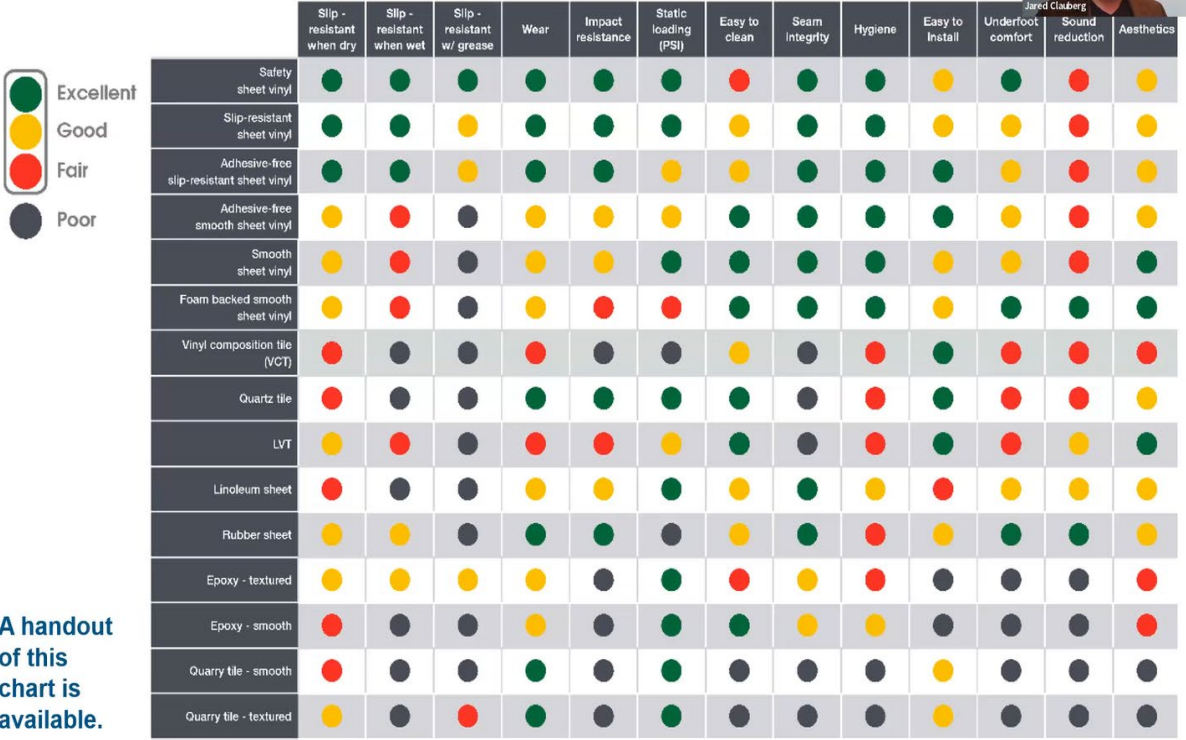
Chart Comparing Floor Systems

Appendix II

Cracks – Case Study Façade Repair

Appendix I

Chart Comparing Floor Systems



		Slip - resistant when dry	Slip - resistant when wet	Slip - resistant w/ grease	Wear	Impact resistance	Static loading (PSI)	Easy to clean	Seam Integrity	Hygiene	Easy to Install	Underfoot comfort	Sound reduction	Aesthetics
	Safety sheet vinyl	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Excellent	Excellent	Good	Excellent	Fair	Good
	Slip-resistant sheet vinyl	Excellent	Excellent	Good	Excellent	Excellent	Excellent	Good	Excellent	Excellent	Good	Good	Fair	Good
	Adhesive-free slip-resistant sheet vinyl	Excellent	Excellent	Good	Excellent	Excellent	Good	Good	Excellent	Excellent	Excellent	Good	Fair	Good
	Adhesive-free smooth sheet vinyl	Good	Fair	Poor	Good	Good	Good	Excellent	Excellent	Excellent	Excellent	Good	Fair	Good
	Smooth sheet vinyl	Good	Fair	Poor	Good	Good	Excellent	Excellent	Excellent	Excellent	Good	Good	Fair	Excellent
	Foam backed smooth sheet vinyl	Good	Fair	Poor	Good	Fair	Fair	Excellent	Excellent	Excellent	Good	Excellent	Excellent	Excellent
	Vinyl composition tile (VCT)	Fair	Poor	Poor	Fair	Poor	Poor	Good	Poor	Fair	Excellent	Fair	Fair	Fair
	Quartz tile	Fair	Poor	Poor	Excellent	Excellent	Excellent	Excellent	Poor	Fair	Excellent	Fair	Fair	Good
	LVT	Good	Fair	Poor	Fair	Fair	Good	Excellent	Poor	Fair	Excellent	Fair	Good	Excellent
	Linoleum sheet	Fair	Poor	Poor	Good	Good	Excellent	Good	Excellent	Fair	Fair	Good	Good	Good
	Rubber sheet	Good	Good	Poor	Excellent	Excellent	Poor	Good	Excellent	Fair	Good	Excellent	Excellent	Good
	Epoxy - textured	Good	Good	Good	Good	Poor	Excellent	Fair	Good	Fair	Poor	Poor	Poor	Fair
	Epoxy - smooth	Fair	Poor	Poor	Good	Poor	Excellent	Excellent	Good	Good	Poor	Poor	Poor	Fair
	Quarry tile - smooth	Fair	Poor	Poor	Excellent	Poor	Excellent	Poor	Poor	Poor	Good	Poor	Poor	Poor
	Quarry tile - textured	Good	Poor	Fair	Excellent	Poor	Excellent	Poor	Poor	Poor	Good	Poor	Poor	Poor

A handout of this chart is available.

Appendix II

Cracks – Case Study Façade Repair

Course at a Glance

- Course Delivery Type **Live**
- This course is **1 LU|HSW**.
- Course Level This course is **Intermediate**

About this Course

The seminar describes the investigation of the crack causes and the research and analysis to come to solutions and repairs. The Case Study concerns stabilizing the facade of a mixed-use New York City Residential, Retail and Garage 1991 building, built as a bearing wall 12 story precast concrete plank floor construction that economically allowed a repair to occur without relocating any of the building tenants. The Façade only exhibited movement indirectly through cracks appearing approximately 5 years ago on the underside of the planks +/- 12 inches parallel to the façade.

Prerequisite Knowledge:

Requisite knowledge; structural systems, precast concrete planks and masonry bearing walls.

HSW Justification:

Reviewing the structural caused issue and the remediation of an occupied building.

Learning Objective 1:

Discuss the function of precast concrete plank floor systems as a component of high-rise buildings.

Learning Objective 2:

Review the methods of securing a high-rise masonry facade to a precast concrete plank floor system.

Learning Objective 3:

Explain the risks associated with nonbearing masonry façade wall movement.

Learning Objective 4:

Review the alternative strategies to stabilize facade movement in an occupied residential building.

The End