

# Leagueline

# 3Q 2022

**AIA** Architects League of  
Northern New Jersey

# SUPPLY & DEMAND

China

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## PRESIDENT'S COLUMN



We've all talked about it. We've all heard the news and digested the articles. We've even felt it at the market or

the gas pump or shopping. Inflation has hit a benchmark, 8.5% year-over-year, the largest the US has seen since 1981 (U.S. Bureau of Labor Statistics). Prices are up across the board from the cost of goods, to rising prices in energy, travel, etc. While there is undoubtedly a boom in the design and construction field, these rising costs, along with a wildly disrupted supply chain, have sent ripples throughout the industry.

Supply chain issues are everywhere, across every sector of consumer goods. In areas where there is little disruption, prices have gone up to unheard of highs. The various supply chain issues have been attributed to labor shortages, global bottlenecks, and equipment availability (Bartman; McKinsey & Company, 84th ITC Roundtable), while other factors include more local issues such as truck driver shortages, lack of warehouse space, and an ever growing consumer demand (per SD Exec). The pandemic has contributed to all of this further by causing port closures and congestions, labor shortages, difficulties with capacity utilization, and even a lack of new shipping containers. Because demand is so high, even shipping rates are out of control. Per Statista, the average cost of shipping containers went from \$1,576 in May of 2020 to an absurd \$10,361 in September 2021 only to fall slightly to \$8,152 in April of this year.

These costly changes are hitting closer to home with the cost in lumber prices over the last couple of years. Looking at a three year lumber chart (via CNBC) going from a pre-pandemic (2/24/20) price of \$427.50 to a staggering \$1,630 (5/10/21) only to whipsaw down to \$454 (9/13/21) then back up to \$1,464 (2/28/22) [lumber prices per 1cm<sup>3</sup>, 1 board foot ≈ 2.359,74 cm<sup>3</sup>]. These prices are for regionally sourced lumber, not including anything sourced from overseas. This leads to near impossible estimates, with costs that may fluctuate from week to week and product to product. As architects we can provide

only guidance, a mere framework for a budget that is now affected by this supply chain, rising labor costs, frequent labor shortages, and transit costs spiraling out of control from both demand and rising costs of fuel. Rising costs have even forced owners and developers to shelve projects. I am familiar with one project whose overall cost had ballooned to the point that ultimately, the increased cost in structure was the straw that broke the camel's back and the project has been shelved. This comes with associated carrying costs for those developers who still hold the land, whose project future is murky at best.

As architects we try to provide designs that have financial realities based on real-world client budget restrictions, but now, we must react and respond quicker in both design and specification alternates. Changes to the design, materials, etc. need to uphold the integrity and performative requirements of the design while being both cost feasible and available. This can lead us into interesting scenarios in which employing a material or systems upgrade starts to make more sense, especially if the lead time is considerably less; we all know our clients want their approvals yesterday and lead times lasting up to half a year is not sitting well with them.

This has all trickled down to the micro, our practices, whether sole practitioners or national firms, we are all contending with the same rising costs and demands. Firms with too much work are having to take on new employees with record high asking salaries, some of whom may or may not have the appropriately sized backgrounds. Retaining current talent has also become challenging knowing that other lucrative options are out there. Technological investments are another cost, from the one-time cost of a new computer to new software. The pandemic saw its share of new gamers desiring the best graphics cards, driving those prices up, making high-end machines for Revit or rendering difficult to get. Additionally, programs like Zoom, Slack, GoToMy PC, etc. now have to be functionally built into a firm's budget. However, there are hidden costs as well, costs associated with work-from-home and hybrid models that have affected the industry. Finding a balance that both employee and employer find comfortable,

and efficient has proven difficult. Another factor that has come up is our time, time that is now being spent in more meetings with clients and employees virtually. We can now hold virtual meetings all day and actively critique a set of plans; however, these meetings are typically outside the traditional scope of contractual meetings. This creep can quickly take over time that would otherwise be spent on design, office management, business development etc.

We architects spend our careers thinking creatively, thinking outside the box, coming up with solutions to problems on a daily basis. This "new world" of doing business is no different, except that it hits us closer to home. While the challenges we face may be once in a generation, we are ready to face them, to solve these problems with new solutions, new methods, and new business strategies.

**Ryan Moran, AIA**  
ALNNJ President 2022



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Leagueline 3Q 2022  
Anthony Iovino, AIA  
Editor

## It was the best of times, it was the worst of times...

We are living through an exceptional time in our profession. The best I can tell, all of us are quite busy. Construction hasn't slowed in years yet the price and lead-time of materials and equipment continue to increase. Whispers of a bubble in the housing industry are getting louder (at least in my head). And, interest rates are starting to climb.

The Architectural Billing Index (ABI) has been positive for quite some time. The latest measure (April 2022) was an index score of 56.5 for billings and 55.4 for contracts. Note that an index over 50 is positive.

### ABI April 2022: Architecture firm billings continue to expand at a steady pace



The global supply chain has been completely disrupted by the pandemic and has exposed how interconnected we all are here on planet Earth. People still wanted or needed products for their homes, construction activities, leisure, etc., but manufacturers lagged behind. A combination of an initial overreaction to the pandemic's impact on consumer demand and the eventual lack of staff due to the virus itself fueled the disruption to the supply chain. In theory, when the supply catches up to the demand prices will stabilize. Yet, we all know that prices tend to go up a lot faster than they come down. So, perhaps some time next year we will see some balancing.

All of this speculation makes it particularly hard to offer our clients an opinion of the likely construction value for their projects. I have to think that many of you reading this have under-estimated a project that came in beyond imagination recently.

I personally have updated a "preliminary opinion of construction value" (not an estimate) three times since the start of this year, and mentioned several times that this was only "preliminary" and should not be used as a final budget. While I know I will be reminding the client of this down the road, I do get the impression that clients finally understand that pricing does in fact fluctuate.

There is a good article on the AIA web site (<https://www.aia.org/articles/6117047-what-is-the-architects-obligation-to-design>) regarding the difference in the B101 and B103 agreement forms regarding the responsibility for budget control. In short, traditionally the control has been with the architect per B101. In B103, the onus is on the owner since they would hire the estimator and the architect would have the right to rely on that information.

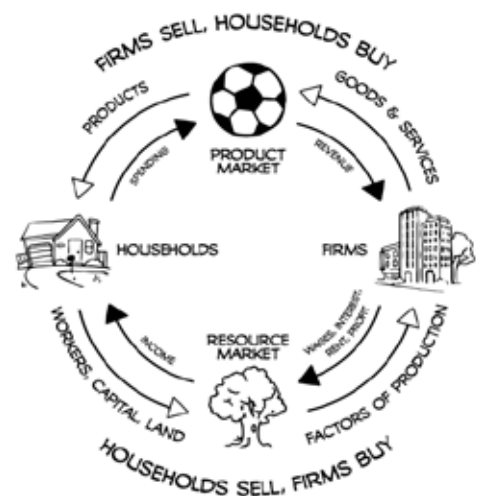
### Things that keep me awake at night:

Will the Russian invasion of Ukraine and its impact on oil have a significant impact on the economy? How does this impact our profession? How will China's zero-Covid policy and recent lockdowns impact our global supply chain?

### Things that make me sleep:

Wine

Anthony Iovino, AIA





# Russian oil embargo offers mixed results for sustainability's future

## Reading between the trend lines with AIA's chief economist

By William Richards

As AIA projects a recovery in building construction to continue into 2023, most businesses right now have undoubtedly noticed a jump in prices—notably on gasoline—sparked by a U.S.-led embargo of Russian oil. Most architecture and construction firms have also noticed it in the cost of transportation in an already vexed supply chain. But, according to AIA's Chief Economist Kermit Baker, Hon. AIA, the concern bigger than oil is still rising inflation and rising interest rates. "That's going to have a much bigger impact on the supply chain in the long run," he says, "just as it was before the Russian invasion of Ukraine."

### We were on the path of needing to act against inflation even before Russia's invasion of Ukraine—so now that we have an oil embargo, has that exacerbated or accelerated the situation?

Prices have spiked and prices are volatile, and it's difficult to plan when you don't know what the situation will be day to day moving forward. The embargo on Russian oil and higher oil prices on the international market filters through the entire economy, whether you're talking about fertilizers, transportation, or just the price at the gas pump down the street. We're seeing the Federal Reserve Board become much more what I'd call hawkish in terms of what an interest rate hike looks like to tamp down inflation. After all that plays out, we're going to see a slowdown in the economy, and many say these oil prices will lead to an economic recession in the U.S., in large part because of the Fed's response—to raise interest rates, which slows down economic activity, thereby affecting firms across the board.

### When the price per barrel peaks above \$100, as it has with alarming frequency since the early 1970s, is it worth thinking about where we fall in the last 50 years of volatility?

What we had in the 1970s was an oil-producing cartel limiting supply. What we have now is not any one entity limiting supply but a lot of uncertainty in terms of who will buy it and how much. The net effect on demand because of Russia's invasion could be modest in the end, or it could be grave. But one thing is certain: There are a lot of dimensions to oil. For instance, the spike in its price we saw a couple of weeks ago seemed to be because of some pandemic weakness in China, which is another aspect to the discussion and nothing to do with Russia. Now that we are in this post-embargo situation, however, Russia has made things a lot more complicated as we try to manage our expectations around the global supply chain in the third full year of a pandemic.

### What is this embargo on Russian oil going to do for sustainability and carbon neutrality goals?

I think what we have are two very strong competing forces at play in terms of the impact this oil embargo will

have on sustainability. The net positive for sustainability is that with oil and natural gas more expensive, people will use less of it—and there will be a lot more attention to efficiencies and energy use. We'll see a decline in the purchase of gas-guzzling cars and trucks. Related to that is the promise that green energy alternatives and renewables that were once at a financial disadvantage are now looking attractive. How many people will be more serious about electric vehicles now? I think a lot.

As strong as the net positive, and maybe even stronger, is the negative aspect of this embargo: The U.S.'s general reliance on foreign energy sources will increase the "Drill, baby, drill" sentiment and prompt more people to ask, "What's wrong with mining more coal?" and "Why can't we open up more oil and gas exploration?" The environmental impacts of these activities are well-documented, so I won't go into them, but looking for domestic—or at least nearby—sources of oil and gas will be the countervailing force and proverbial other side of the double-edged sword.

### If I'm a firm owner, what am I supposed to do?

I think keeping their ears open to market trends and listening to what owners are thinking is the only thing architects can do right now. This oil embargo is a speed bump in the long road for greater sustainability in the design and construction of buildings of all sizes. It's still a bump and one worth thinking about from the perspective of the people paying for our buildings. It's a tough one because of all the uncertainty, number one, but, number two, because each firm has its own business strategy keyed to local factors. I'm guessing there are some clients that are going to be very reactive to higher energy costs—and will want to do something differently right away.

### What does the client landscape look like beyond the speed bump? Who is able to hold that long view that's not as reactive?

Some clients, though, will keep looking at the longer view well beyond this oil embargo's volatility. The institutional market and the government and leading corporations have longer views, and the Googles and the Apples of the world won't be as reactive as the local developer for a 25-acre mixed-use project, for instance. As architects help their clients work through these issues, they can be most helpful by modeling energy costs over the next six years or longer, as well as the next six months, to get their clients thinking about that long term.

*This interview has been edited for length and clarity. William Richards the editorial director of Team Three, an editorial and creative consultancy, and a writer whose most recent book, *Bamboo Contemporary: Green Houses Around the Globe* (Princeton Architectural Press), appears next month.*



Photo: Getty Images/AIA

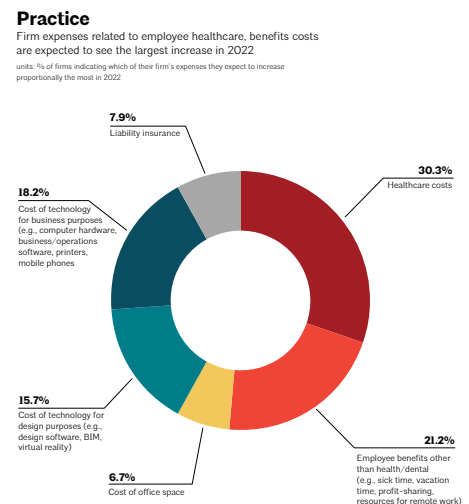
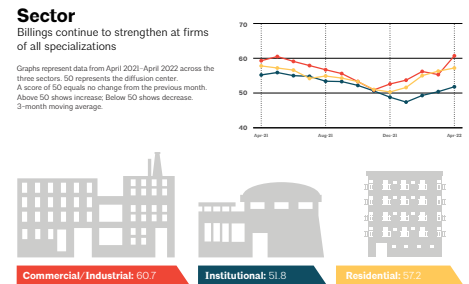
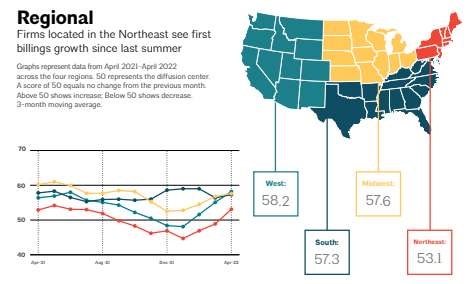
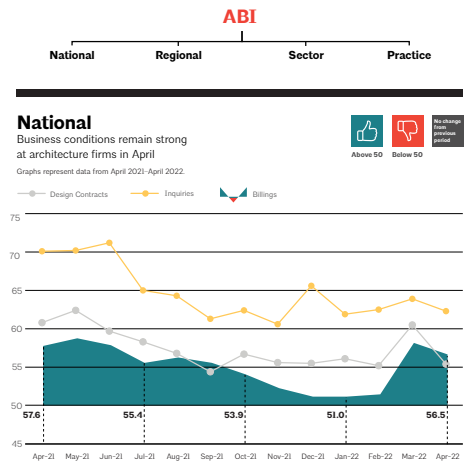


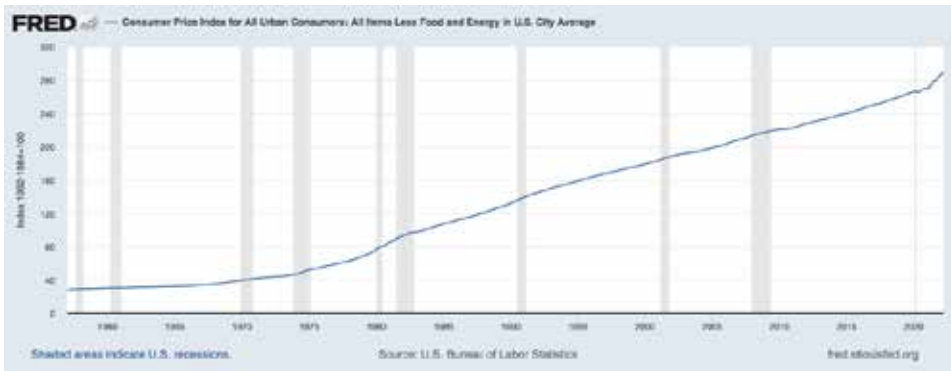
## Architecture Billings Index (ABI)

April 2022

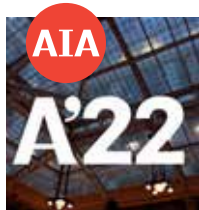
The Architecture Billings Index (ABI) is a diffusion index derived from the monthly Work-on-the-Boards survey, conducted by the AIA Economics & Market Research Group. The ABI serves as a leading economic indicator that leads nonresidential construction activity by approximately 9-12 months. The survey panel asks participants whether their billings increased, decreased, or stayed the same in the month that just ended. According to the proportion of respondents choosing each option, a score is generated, which represents an index value for each month. An index score of 50 represents no change in firm billings from the previous month, a score above 50 indicates an increase in firm billings from the previous month, and a score below 50 indicates a decline in firm billings from the previous month.

\*All graphs represent data from April 2021–April 2022.





US consumer inflation expectations for the year ahead fell to 6.3% in April of 2022 from a record high of 6.6% in March. Expectations about year-ahead price changes fell sharply by 4.4 percentage points to 5.2% for the price of gas and other decreases were also seen for food (-0.2 percentage points to 9.4%) and medical care (-0.1 percentage point to 9.5%). On the other hand, expectations for median home price (6%) and earnings growth (3%) were unchanged while consumers expect prices to rise faster for college education (0.6 percentage point to 9.1%) and rent (0.1 percentage point to 10.3%). Also, three-year-ahead inflation expectations rose by 0.2 percentage point to 3.9%. source: Federal Reserve Bank of New York



## AIA Convention on Architecture Chicago

By Joseph E. David, AIA



*President Obama  
scheduled to speak on  
Friday, June 24th*

After a two year absence, the AIA Conference on Architecture (or A'22) returns to Chicago for an in-person event from June 22nd to the 25th. Since joining the AIA, I have attended (almost) every convention, and the last one in Chicago in 2014 stands out as one of the best. First of all, Chicago is just a great city- it has a walkable downtown full of interesting and important buildings, with interesting neighborhoods to explore and a strong selection of AIA tours available to take you there. I have booked tours that take me to historic buildings, new construction and one tour that goes to Chicago's best rooftops for great views of the city. This year, A'22 also added an event where you can go from architectural office to architectural office, including firms like SOM, HOK, Gensler, JAHN and Adrian Smith + Gordon Gill Architecture. And like every AIA convention, the trade show floor, keynotes, seminars, events and receptions are all back, along with a chance to reconnect with colleagues you haven't seen in person for a year or two. Learn more about A'22 at [conferenceonarchitecture.com](https://conferenceonarchitecture.com)



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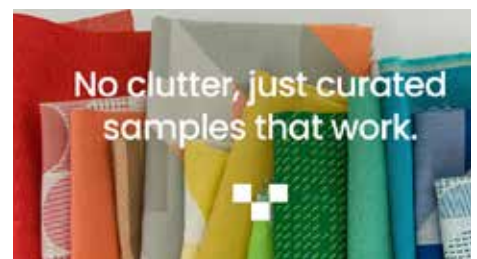
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## Firm management

### Contracting with Consultants: Insurance

By the AIA Risk Management Program

Insurance often confounds design professionals, but besides the consultants' portfolio of project experience, it may be the most important consideration when selecting consultants. Because the architect is retaining the consultant, the architect is vicariously liable for the consultant's performance to the owner. Put simply, if the consultant performs negligently, the architect is responsible to the owner. In that circumstance, it is vitally important that the consultant have adequate insurance to cover the architect's liability to the owner.

The architect may have a contractual obligation to ensure that its consultants maintain coverage required under the prime agreement, but the architect also should consider what types and limits of coverage should be required of the consultant in addition to or beyond the requirements under the prime agreement.



Professional liability insurance is the primary type of insurance that design professionals need. It covers the negligent performance of professional design services (i.e., a breach of the standard of care) and provides money to compensate the design professional for damages to the extent caused by their negligence. Because design professionals are service providers, they typically do not have assets sufficient to pay money damages. Design professionals usually rent their office space and lease the furniture and computers. They also normally pay out their profits annually to their partners or employees in the form of bonuses, so they are not sitting around on a lot of money to fund defense of claims and damages from lawsuits. That makes having an available "wallet" of insurance very important in order to pay for the high cost of project related disputes.

Professional liability insurance is written on a "per claim" and annual aggregate limit basis. That means that a dollar limit applies to each claim and the policy is capped at an annual aggregate limit that replenishes each policy year, subject to renewal. For example, a \$1,000,000 per claim and \$2,000,000 aggregate limit means that the insured has \$1,000,000 in available limits per claim and up to \$2,000,000 available in limits that policy year. If the insured files two claims in the policy year, each \$1,000,000 limit applies. However, if the insured files a third claim in the same policy year, the coverage remains capped at \$2,000,000 for all three claims. The aggregate limit is subject to erosion of limits. So if the first of three claims erode the policy by \$1,000,000, and the second claim erodes the policy by \$500,000, the third claim will have only \$500,000 available for the claim.

Note that such coverage is not specific to the project. It covers the design firm for all its professional services for

the policy year. When the design professional provides an insurance certificate showing coverage, it is not for that project; rather it is evidencing the insurance that the consultant has in place to insure the firm for all its services company-wide. In other words, claims from other projects in which the consultant is involved could erode their insurance policy so that less or no coverage is available for your project. Additionally, timely reporting of claims is of utmost importance because this policy type covers only claims that are reported to the insurer within the policy period.

Professional liability insurance is also subject to either a deductible or a self-insured retention. You can think of both similarly in that there is some amount of money that must be paid or spent before insurance coverage is available. For example, if a consultant has a \$50,000 self-insured retention, they will have to pay for the first \$50,000 in defense costs and/or damages before their insurer begins covering the claim.

Commercial general liability (CGL) insurance is another policy type regularly required of architects and their consultants. CGL covers damages to property and bodily injury caused by the consultant. This type of policy is written on a preoccurrence basis with a general aggregate. Unlike professional liability insurance requiring timely reporting of claims within the policy period, an occurrence policy like CGL has lifetime coverage for the incidents that occur during a policy period, regardless of when the claim is reported. The architect should be named as an additional insured and so should the owner, if required by contract. Umbrella or excess liability insurance provides additional limits if the underlying CGL or automobile liability policy is exhausted. It may be desirable (or required by the owner-architect agreement) to require the consultant to maintain an umbrella or excess liability policy.

Consultants should also maintain automobile liability, workers' compensation, and property insurance. A certificate of insurance should be obtained to evidence coverage meeting the requirements of the contract. It should include the name of the architect as the certificate holder and list the additional insureds by name.

AIA has provided this article for general informational purposes only. The information provided is not legal opinion or legal advice and does not create an attorney-client relationship of any kind. This article is also not intended to provide guidance as to how project parties should interpret their specific contracts or resolve contract disputes, as those decisions will need to be made in consultation with legal counsel, insurance counsel, and other professionals, and based upon a multitude of factors. The AIA's Risk Management Program posts new materials and resources periodically.

## June Member Meeting

On June 16, ALNNJ held a unique Member Meeting that featured tours of historic Lambert Castle, the late Victorian-era mansion of former silk magnate Catholina Lambert. Located within the Garrett Mountain Reservation in Paterson, it was in the castle that Catholina Lambert displayed many of his prized European and American paintings. The historic site represents one of several rare examples of castellated residential architecture in America. Lambert Castle was listed on the New Jersey Register of Historic Places in 1975 and the National Register of Historic Places in 1976. The castle was recently renovated, and serves as a Passaic County-run history museum.



Photo Source: [seepassaiccounty.org/explore/historic-sites/lambert-castle/](http://seepassaiccounty.org/explore/historic-sites/lambert-castle/)

### New Members

Sara Ahmed, Assoc. AIA  
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Arzu Ertas, Intl. Assoc. AIA  
Juan Hernandez, Assoc. AIA  
Marayca Lopez, Assoc. AIA  
Maria Vera, Assoc. AIA

The Architects League looks forward to your involvement and participation. Please introduce yourself at the next live meeting or event.



## ALNNJ 2022 Budget

INCOME	2022 Prpopsed	EXPENSES	2022 Proposed
AIA Revenue Share (22.6%)	\$10,000.00	Web Hosting/Constant Contact	\$500.00
Vegliante Award	\$10.00	League Office	\$760.00
Misc Scholarship Donations	\$270.00	Accounting Fees	\$600.00
Membership Dues	\$29,000.00	Hospitality	\$150.00
Allied Membership Dues	\$4,000.00	National Convention (1 person)	\$2,000.00
Leagueline Ads	\$9,500.00	Grassroots (3 persons)	\$450.00
Platinum Sponsorship	\$4,975.00	Vegliante Award	\$500.00
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Dinner Meeting Guest Fees (50\$pp)	\$200.00	Installation Dinner	\$15,000.00
Special Events/Tours	\$700.00	Dinner Meetings	\$19,000.00
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# Events

## April Member Meeting LG Headquarters by HOK

The ALNNJ April Member Meeting featured a presentation on the LG North American Headquarters. Kenneth Drucker FAIA, LEED AP BD+C, Design Principal at HOK, described how LG wanted to consolidate its North American headquarters on a single site across the Hudson River from northern Manhattan. The facility needed to sustain the Seoul-based company's leadership in consumer electronics while also protecting the iconic vistas and integrity of the adjacent Palisades Interstate Park, a National Historic Landmark. HOK's team collaborated with LG's leaders and local conservation groups to create a design that nestles the 350,000-sq.-ft. building into the landscape and below the tree line. The horizontal headquarters, or 'groundscraper,' is 1,300 feet long—equivalent to a 120-story office tower. LG's new campus has two narrow office wings resting on a vegetated plinth that appears to grow out of the earth. The office wings each are less than 100 feet wide, allowing daylight to flood the space and providing views of nature. Open floor plates give people plenty of space to spread out. Stairways are located along the perimeter of the building and enclosed with glass, offering a pleasant visual experience.

Also during the event, Architects League President Ryan Moran, AIA, presented this year's service awards. Pictured here L-R are Trustees Award Recipient Cecilia Cano, Associate AIA; President Ryan Moran, AIA; and Trustees Award Recipients Christopher Henrikson, AIA; and Anna Chang, Associate AIA. Not pictured is Community Service Award recipient Matthew Fink, AIA.



## May Member Meeting FLOW Green Film Festival

For our May Membership Meeting, the Architects League of Northern New Jersey once again participated in the FLOW Green Film Festival, an annual event sponsored by the Environmental Commissions of Franklin Lakes, Oakland and Wyckoff. This year, ALNNJ screened Microtopia by Jesper Wachtmeister. Microtopia explores how architects, artists and ordinary problem-solvers are pushing the limits to find answers to their dreams of portability, flexibility – and of creating independence from "the grid" to suit modern nomads, homeless people, people in stress, and people in need of privacy or seclusion. The film exhibits the personal reasons behind the dwellings, and presents how they actually work. On the sidewalk, on rooftops, in industrial landscapes and in nature, one can see and feel how these abodes meet the dreams set up by their creators. Immediately following the film was a panel discussion featuring ALNNJ President Ryan Moran, AIA; ALNNJ & AIA-NJ Past President Stacey Ruhle Kliesch, AIA; and ALNNJ & FLOW Member J.R. Frank, AIA. The panel distilled themes from the film and related them to both larger trends in architecture and practical ways to apply them in our local communities.



## ALNNJ/AIANS Annual Trade Show, May 19th



### 32nd Annual ALNNJ and AIANS Trade Show

This year's Trade Show, held on May 19 at the Marriott at Glenpointe was a success. Last year's Show was held in late September, only 7 months earlier, but the committee felt it was necessary to get our event back on to the usual May schedule and did not want to have almost a year and a half gap after having lost a show to Covid in 2020. Fortunately, 40 exhibitors felt the same and came with unexpected enthusiasm. The sentiment of these exhibitors was agreement on our scheduling AND they felt they had a really good face-to-face time with many architects!

Our venue, the Marriott was a great host as usual with gracious assistance when and where needed by all the staff including serving delicious lunches for the exhibitors and dinners for the membership and guests.

The one issue where improvement is necessary - our own membership attendance. This Trade Show serves as the major financial support of the membership dinner meetings. A continuing well attended show is necessary for the ALNNJ to offer these cost-free events to the members. Please plan on reserving the May date in 2023 for our 33rd annual show.



## Ted Kessler Walking Tour with Joe David Ft. Greene & Park Slope Brooklyn

The Architects League's annual Spring Ted Kessler Tour returned on Sunday May 1st, following a route through the heart of Brooklyn. We started on the steps of the Brooklyn Museum before heading downhill through Prospect Park, Park Slope, Prospect Heights, Pacific Park and Downtown Brooklyn, ending at the Prison Ships Martyrs Memorial at Fort Greene. This tour followed the same route as the Fall 2019 tour and was originally scheduled for May 2020, before it was postponed several times due to COVID.

Ted Kessler was a longtime Architects League member who is remembered for his generosity to the profession. He was well known for leading students and others on walking tours throughout Manhattan. The Architects League's Ted Kessler Walking Tour remains a tribute to his memory and legacy. The Kessler Tours are researched and led by ALNNJ Past President Joseph E. David, AIA, and this was the thirteenth all new route since they began in 2007. ALNNJ members interested in attending future tours should check their email, our website or our social media accounts for information. The next all new tour, following a Manhattan cross-town route across 57th Street, will be held this fall.



## Congratulations to NK Architects Celebrating 50 Years !





# Calendar

3Q July, August & September 2022

Many options for Architects to get **OUTSIDE** and enjoy the summer sunshine...



**ALNNJ Golf Classic**  
Monday, July 18th  
Crystal Springs Resort  
Hamburg, NJ  
alnnj.org



**Independence Day Fireworks**  
July 4th  
Viewed from all over Manhattan and NJ Hudson River towns



**Bryant Park Film Festival**  
Feature films under the stars on the big screen  
bryantpark.org



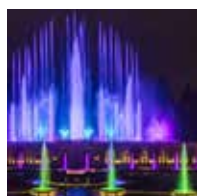
**Hudson Valley Shakespeare Festival**  
Just north of the Bear Mountain Bridge in Garrison, NY  
hvshakespeare.org



**Grounds For Sculpture**  
Hamilton, NJ  
groundsforsculpture.org



**Kykuit, The Rockefeller Estate**  
A short drive to Sleepy Hollow, NY  
hudsonvalley.org



**Illuminated Fountain Performance**  
Longwood Gardens on summerevenings  
longwoodgardens.org



**Forest Hill Gardens**  
Walk around this neighborhood and you'll feel like you're in a jolly old English village  
Queens, NYC



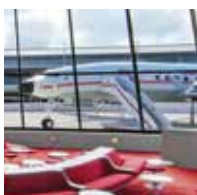
**There are no July & August ALNNJ Member Meetings**



**EdgeNY, Observation Deck in Hudson Yards**  
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edgenyc.com



**Manitoga The Russel Wright Home and Grounds**  
Cold Spring, NY  
visitmanitoga.org



**TWA Hotel at JFK Airport**  
The TWA terminal designed by Eero Saarinen in 1961 is now a hotel with a restored 1958 Constellation aircraft/bar parked outside. A trip back in time. twahotel.com



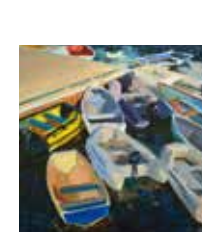
**Lackawanna Historic Society Architectural Walking Tours**  
Downtown Scranton's magnificent architecture and more  
discovernepa.com



**New Jersey Botanical Gardens**  
Ringwood, NJ  
njbg.org



**September 15th Meeting**  
Visit alnnj.org for up-to-date information



**Summer Stage, Central Park**  
and many other locations around NYC. including Jazz at Lincoln Center Orchestra with Wynton Marsalis, Sept 22nd  
Complete program list at cityparksfoundation.org



Can't make it to Paris this summer? Visit...  
**Little Paris Street**  
Cafe and restaurants  
Center Street, NYC



**Raymond Farm Center for Living Arts & Design**  
120 Acre property also served as an atelier where architects and artists came to hone their craft.  
New Hope, PA  
raymondfarmcenter.org

*a few additional summer events...*

BANNJ Second Multi-Association **Summer Business Social**  
Hosted at Reno's Paterson Showroom. July 15th

**Winslow Homer Crosscurrents**  
thru July 31st  
metmuseum.org

**Matisse: The Red Studio**  
thru September 10th  
moma.org  
Visit the MoMA Sculpture Garden too

**John Schmidtberger** is a painter/gallerist from Upper Black Eddy, PA. He paints from direct observation, without the use of photographs and with little or no retouching. He describes his work as "Poetic Realism." His paintings are known for their strong sense of light, decisive brushwork, and vivid palette.

John grew up in Hackettstown, NJ and attended Phillips Exeter Academy on a scholarship. At the University of Pennsylvania, he studied painting, drawing, sculpture and printmaking.

Available at SFA Gallery- a contemporary art gallery located in Frenchtown, NJ, [www.sfagallery.com](http://www.sfagallery.com)

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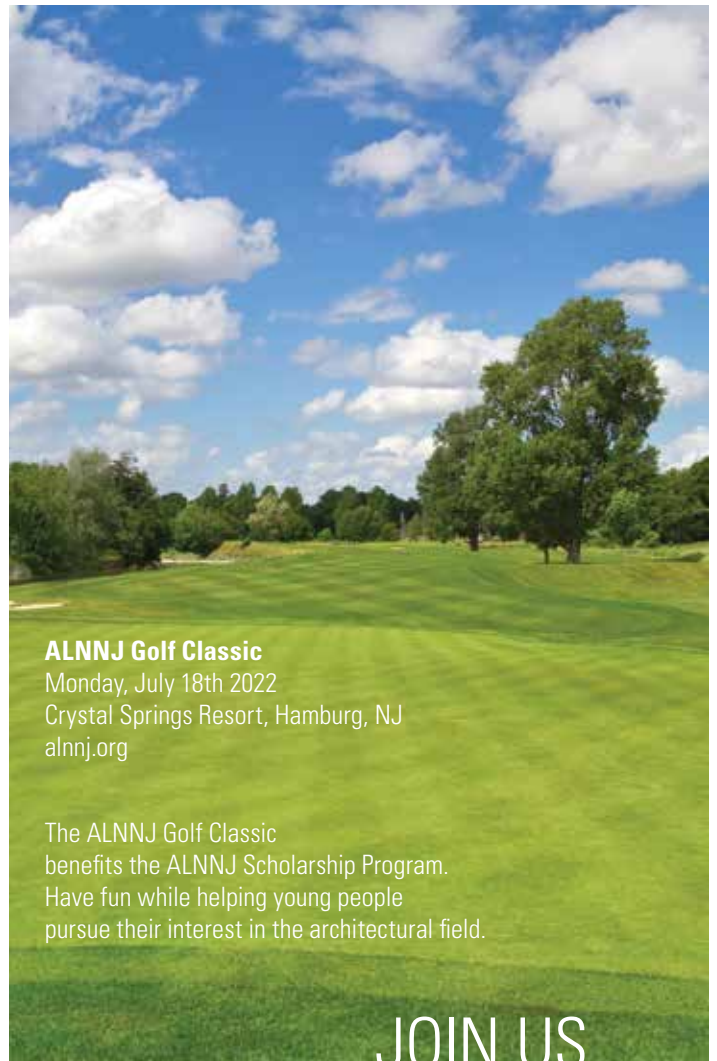
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Leagueline is looking for the next generation  
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## Leagueline



### ALNNJ Golf Classic

Monday, July 18th 2022  
Crystal Springs Resort, Hamburg, NJ  
alnnj.org

The ALNNJ Golf Classic  
benefits the ALNNJ Scholarship Program.  
Have fun while helping young people  
pursue their interest in the architectural field.

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