

LeagueLine 3Q 2025

THE BRIDGING DOCUMENTS



PRESIDENT'S COLUMN



We are currently facing uncertainty in construction estimates, economic growth, and AI's impact on our industry, yet, we have a supportive community, a network investing in research, and the freedom to be optimistic and forge our own path.

I know I am just one of many worried about these issues. Returning from the AIA '25 Conference on Architecture, I feel renewed hope and drive to tackle them, no longer feeling alone or waiting for a solution. As the way to stay relevant, adaptable, and impactful, is to push solutions forward ourselves. I hope you'll join me in this mission.

Here are a few highlights of the keynotes I felt connected with:

Allie Miller's keynote on Building and Scaling Your Practice using AI focused on how we'll respond to AI's integration. She noted that our clients, peers, and policymakers have already embraced it, and it's expanding rapidly.

Some embrace AI, while others don't. Regardless of your stance, we should understand its capabilities and limitations to know how to respond. It may enhance your practice by allowing you to focus on more important tasks, or it may require you

to adapt to continue thriving without it.

During a moderated conversation between Pete Buttigieg and Evelyn Lee, FAIA, titled Design the Infrastructure of Tomorrow, Pete shared two key takeaways. He emphasized that "great disruptions bring great possibilities," highlighting the current policy and political landscape. He urged us to pave a way forward, acknowledging that disruptions are often irreversible. This upheaval presents opportunities for reinventing, redefining, and re-establishing our industry, giving us a say in its shape.

Pete also emphasized the need to adapt to new terms, as business plans and strategies may be disrupted. While end goals may remain possible, we may require different partners or tools to achieve them.

In her keynote, Transforming Architecture Through Digital Storytelling, Dami Lee underscored the importance of humanizing architecture. She emphasized that beauty, technical detailing, and perfection alone are insufficient. Effective communication involves framing the conversation around how design impacts people, solves problems, or connects communities, making it relatable and compelling.

These separate keynotes shared a common theme: the need for assessment, adaptation, and response to navigate this challenging time.

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The Bridging Documents



Leagueline 3Q 2025
Ralph Rosenberg, AIA
Editor

The Design-Build method of project delivery isn't new to the industry but it has grown in both the scale and number of projects that have surfaced in the New Jersey market. The path of Design-Build, the alternative to traditional Design-Bid-Build, was usually set aside for the development of smaller and moderate sized projects that relied on pre existing relationships between an owner a General Contractor and an Architect. Today, the size of projects in both building plans , site constraints, budgets and schedules are more complex and more owners are moving towards this development method in an effort to reduce risk in cost overruns and construction schedule delays.

With all of these objectives, finding the right Design-Build team can be a monumental task. The number of qualified General Contractor firms, both in size and experience has increased in our tri-state area along with the competition in both the private and public sectors.

To make that selection and award process a little easier and productive, more owners are finding the need to invest in developing Bridging Documents to clearly define their goals, objectives, vision and budget. It has become an important requirement for soliciting the right qualified team on an equally competitive playing field for generally high cost construction budgets.

The article that follows, we think will be informative and insightful to what might already be on your boards or maybe as an introduction to something in your future portfolio.

The DESIGN BUILD INSTITUTE OF AMERICA, DBIA, is also very informative online resource with a no cost membership and access to a library of information.

As a side bar, our firm is experiencing first hand the growth of this new dynamic for architectural services for Design Build Contractors. Several successful projects have been completed and some are still underway with all of them using the Bridging Document method for Higher Education, K-12 SDA and Health Care projects. It shines a new light on client-owner priorities and brings the collaboration of two separate independent design firms working towards the completion of a single project.

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Leagueline

The Architects League of Northern New Jersey
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faywlogan.aia@gmail.com



A Bridge Over Troubled Waters: How Bridging Documents Facilitate Project Development

By Cody Thomas, Esq., Manager and Counsel, AIA Contract Documents

An Architect that is retained to produce Bridging Documents for a Design – Build project can be responsible for a wide range deliverables . Depending on the scale or complexity of a project, it can cover an entire Schematic Design Phase of a project and potentially touch upon Design Development decisions that can include performance specifications for HVAC systems and Structural Design . The more information included in the documents that accurately convey the projects design objectives, the tighter the bids will be for the owner. They will be the Basis of Design for the selected Design-Build firm to produce and advance all required construction documents for all trades for permitting and construction.

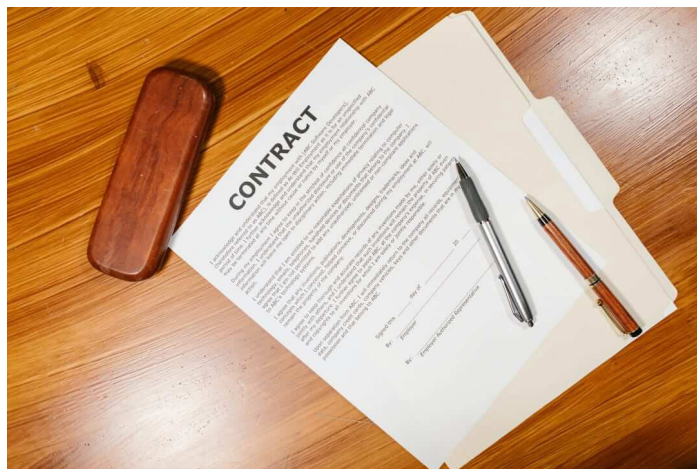
A minimum list of basic drawings will usually include:

1. Conceptual Site Plan
2. All dimensioned floor plans
3. Roof Plan
4. All building elevations
5. Building Sections
6. Reflected ceiling plans
7. Finish schedules
8. Material call outs
9. Outline Specifications
10. Framing and Foundation Plans
11. Construction Cost Estimate
12. Construction Schedule

WHAT ARE BRIDGING DOCUMENTS IN DESIGN-BUILD PROJECTS?

Before sending out a request for proposals (RFPs) to design-build contractors, many project owners choose to hire a design consultant to create the initial design and budget for the project. However, the consultant hired for this stage is often not the same entity

to communicate the preliminary design and construction requirements to the bidding design-build contractors. By outlining the project's key elements-including design plans, technical requirements, project constraints, reference materials, and contractual obligations-bridging documents offer clarity for contractors and owners alike.



that will ultimately serve as the project contractor. This can create a challenge: how to effectively communicate the initial design and budget to contractors who will be bidding on the project.

Bridging documents provide a solution. These documents are prepared by a design consultant, known as the bridging architect,

KEY BENEFITS OF USING BRIDGING DOCUMENTS

Bridging documents play a crucial role in ensuring that both the owner and the contractors benefit from clear expectations and reduced risks. Here are several key advantages to using bridging documents in the design-build process:

Improved Control Over Project Development

One of the major drawbacks of the design-build method is the loss of control over the project's development as the process moves from conception to construction. However, when bridging documents are well-prepared, they help the owner maintain greater control over the project. By clearly defining the design and technical specifications, bridging documents set the stage for competitive and transparent procurement while also helping the owner manage risks and allocate responsibilities effectively.

Reducing Costs and Time for Contractors

The process of preparing proposals can be expensive and time-consuming for contractors, as they must account for the full scope of the project in their bid. Bridging documents alleviate this burden by providing contractors with the preliminary design and key project requirements upfront. As a result, contractors can submit proposals more quickly and at lower cost. This reduces the high barriers typically associated with entering the bid process, making it easier for a broader range of firms to participate.

Additionally, by reducing the time spent preparing proposals, bridging documents make it easier to arrive at a more accurate fixed-price or cost-plus contract with a guaranteed maximum price (GMP) faster than other project delivery methods.

Streamlining the Procurement Process

The use of bridging documents helps streamline the procurement process by providing a comprehensive and detailed set of requirements from the outset. This leads to fewer misunderstandings or revisions during the bidding phase, allowing contractors to submit more accurate and competitive proposals. Moreover, the transparency established by these documents can foster trust between the owner and the contractor, creating a smoother transition from design to construction.

HOW BRIDGING DOCUMENTS SUPPORT DESIGN BUILD CONTRACTORS

Bridging documents also benefit contractors by providing them with a clear understanding of the owner's expectations and requirements. Rather than starting from scratch, contractors can

base their bids on a clear design framework, reducing uncertainty and risk.

This clarity allows contractors to focus on delivering value within the defined project scope, making their proposals more precise and less prone to costly errors.

By offering a transparent picture of the project's needs, bridging documents enable contractors to bid on projects with greater confidence, ensuring that the final price is realistic and competitive.

WHY AIA C141-2014 IS ESSENTIAL FOR USING BRIDGING DOCUMENTS

For owners interested in utilizing bridging documents, AIA C141-2014 is an essential resource. This standard form agreement between the owner and the consultant for a design-build project provides a clear foundation for the use of bridging documents. It represents

the first step in formalizing the use of these documents to ensure that all parties—owners, consultants, and contractors—are aligned in their understanding and expectations.

AIA C141-2014 is particularly useful because it addresses the specific needs and challenges associated with the early stages of design-build projects. By laying out the roles and responsibilities of each party involved, it helps to clarify how the bridging architect's work fits into the broader project timeline and procurement process.

MAKING THE MOST OF BRIDGING DOCUMENTS FOR SUCCESSFUL PROJECT DELIVERY

Bridging documents are a powerful tool in design-build projects. When properly prepared, they can bridge the gap between early-stage design and the construction phase, enabling owners to maintain greater control



over the project, reducing costs for contractors, and streamlining the entire procurement process. By providing a clear and competitive bidding environment, bridging documents help minimize risks for both owners and contractors.

If you're considering using bridging documents in your next

design-build project, it's highly recommended that you familiarize yourself with AIA C141-2014. This agreement is the first step toward ensuring your project runs smoothly, efficiently, and with a clear understanding of all parties' roles and responsibilities.

AIA Contract Documents 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.



AIA[®] Document A141[®] – 2014

Standard Form of Agreement Between Owner and Design-Builder

AGREEMENT made as of the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

and the Design-Builder:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Consultation with an attorney is also encouraged with respect to professional licensing requirements in the jurisdiction where the Project is located.



The Owner and Design-Builder agree as follows.

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WHAT IS IT?

AIA Document A141–2014 forms the nucleus of the Contract for Design-Build between the Owner and Design-Builder. The document consists of the Agreement portion and Exhibit A, a Design-Build Amendment that is executed when the Owner and Design-Builder have agreed on the Contract Sum. Additionally, A141–2014 includes two exhibits, Exhibit B, Insurance and Bonds, and Exhibit C, Sustainable Projects. In the 34-page A141, the Owner provides a set of Owner's Criteria establishing the Owner's requirements for the Project. Thereafter, the Design-Builder will review the Owner's Criteria, develop a Preliminary Design and then provide a proposal to the Owner regarding the Contract Sum. Upon mutual agreement, the Owner and Design-Builder will execute the Design-Build Amendment to establish the Contract Sum and document the information upon which the Contract Sum is based. The Design-Build Amendment also includes the determination for the Cost of the Work, if the Contract Sum is based on a Cost of the Work with or without a Guaranteed Maximum Price.

FOLLOW-UP to Leagueline 3Q 2024 - Freeing The Architect

An update to our AI article by Bill Martin. *AI Copilot assisted editing. AI image prompted by WJM.*

ADVANCING AI IN ARCHITECTURE

Recent advancements in AI, such as ChatGPT 4, have further broadened possibilities. ChatGPT excels in textual analysis, material research, aiding architects in creating detailed narratives, generating design concepts, and even refining project proposals. Its ability to process vast amounts of information enables professionals to explore innovative solutions and enhance collaboration.

AI video technology is another remarkable development, allowing architects to produce dynamic animations and walkthroughs of conceptual designs. These tools bring projects to life, enabling clients and stakeholders to visualize spaces in immersive ways. Combined with improvements in 3D architectural imaging, AI now supports the creation of intricate models that integrate lighting, textures, and spatial relationships with greater accuracy. The fusion of AI video with 3D rendering fosters more compelling presentations and boosts client engagement.

Ethics remain a cornerstone of AI use in architecture. Architects should disclose the use of AI-generated content and adhere to copyright terms set by AI platforms. Maintaining transparency not only upholds professional integrity but also ensures responsible use of these evolving tools.

As AI advances in performance and adaptability, architects are poised to harness its full potential. By understanding its limitations and continuously exploring novel applications, this technology can empower the profession to break boundaries and innovate with purpose.

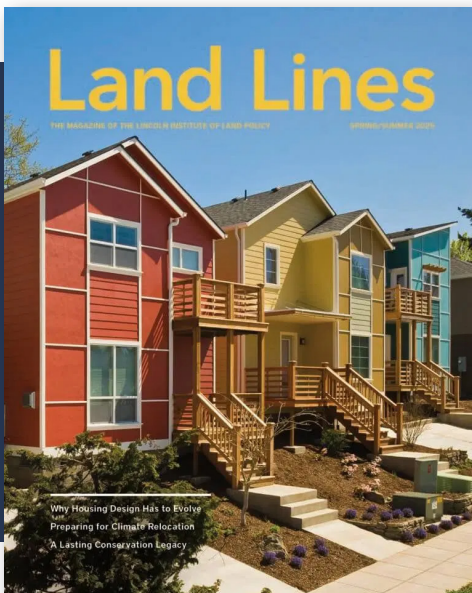
Check future Leagueline publications for updates to keep you current in the advances in AI technology.

Respectfully submitted,
Architect William J. Martin AIA



FOLLOW-UP to Leagueline 2Q 2025 - Accessory Dwelling Units

A very similar Housing Need article appeared in Land Lines that compliments our last 2Q issue.



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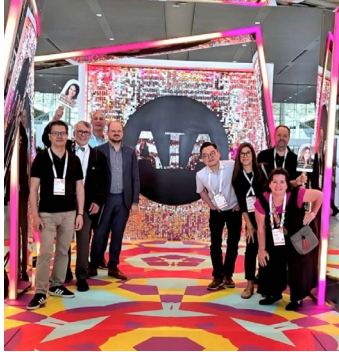
Photo: © - Samsom Street facade

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Events



2025 National Conference

Wednesday-Saturday, June 4-7, 2025

AIA National hosted the 2025 Conference on Architecture and Design at the Boston Convention Center on June 4-7. In addition to the exhibitors, seminars and workshops, tours included the Groton Hill Music Center, Cambridge Crossing, Harvard University Science and Engineering Complex, Foundry 101, and Boston Public Library's Roxbury Branch among many. Additionally, approximately 25 firms in and around Boston participated in open studio tours for attendees.

Keynote presentations were given by Allie K Miller, AI leader and advisor, Pete Bittigieg, former Secretary of Transportation, and Dami Lee, International Assoc. AIA and master storyteller.

In 2026, the AIA Conference will be held in San Diego.

Beach Sweep

Saturday, April 12, 2025

On April 12, members of the League participated in a Beach Sweep hosted by Clean Ocean Action at the Englewood Boat Basin in Palisades Interstate Park, cleaning up debris along the shore of the Hudson River. Thanks to all members who participated in this important volunteer opportunity.

April Meeting

Thursday, April 10, 2025

The League partnered with the FLOW Green Film Committee to present *Women of Carbon*, a film presenting a behind-the-scenes look at the careers of women who are leading efforts toward decarbonization in a variety of settings, from architecture firms to steel and concrete producers. After the screening, a Q&A session was led by Erni-Sharp-Newton, Assoc. AIA and Stacey Ruhle-Kleisch, AIA. The film screening and discussion were held at the Franklin Lakes Public Library, and prior to the screening, League members met at the Knights of Columbus in Oakland for a light buffet.



June Meeting

Wednesday, June 18, 2025

On June 18, members of the League met at the Bergen County Rowing Center in Lyndhurst for the 2025 ALNNJ Scholarship Awards Ceremony and heard a presentation on the design of the Rowing Center. James Giresi, AIA, of Clark Caton Hintz, gave the presentation, discussing the award-winning building, and strategies employed to flood-proof the site, located in The Passaic River floodplain.



Expo '25

Thursday, May 8, 2025

On May 8, members of the League and Newark Suburban gathered at the Glenpointe Marriott in Teaneck for Expo '25, formerly known as the tradeshow. As in years past a large number of exhibitors were on hand to provide information and seminars on their products and services, and the latest trends in our industry.

The keynote address was delivered by Darguin Fortuna, AIA, NCARB, who presented **The Change We Seek**, his AIA Film Challenge-winning short film, and a discussion of how he and his firm, Flow Design Architects, use online media as an integrated part of their practice.

Ted Kessler Walking Tour

Sunday, May 18, 2025

On May 18, Joe David, AIA led the spring Ted Kessler Walking Tour across midtown Manhattan. Starting at Grand Central Terminal and heading to Hudson Yards, Joe pointed out a number of sights including, Chrysler Building, Ford Foundation, Morgan Library, Kips Bay Towers, and Moynihan Train Hall. This is Joe's 15th tour and as ever, incredibly researched and captivating.

Rehab Subcode Webinar

Thursday, May 29, 2025

On May 29, League members signed in for a webinar on applying the NJ Rehabilitation Subcode to commercial and residential projects. The webinar was led by Chatham Township code official, Jack Daniels, who also teaches codes at Rutgers University. Proceeds from ticket sales went to the ALNNJ scholarships programs.

Happy Hour

Thursday, May 22, 2025

On the evening of May 22, members gathered at Allendale Bar and Grill to connect and catch-up with fellow architects while enjoying drinks and light food.



New Members

Pooja Bhoge, Assoc. AIA
Yifan Liu, Assoc. AIA
Alexis Ebue, Assoc. AIA
Mital Mhatre, Assoc. AIA
Khalig Isgandarov, Assoc. AIA
Shateeb Mohammed, Assoc. AIA
Andy Rodriguez, Assoc. AIA
Sarah Kiczek, Assoc. AIA
Kelly Freeman, AIA
Stuti Shah, Assoc. AIA
Lucas Brill, Assoc. AIA
Seunghu Kim, Assoc. AIA
Hao Zhong, Assoc. AIA
Danning Niu, Assoc. AIA

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

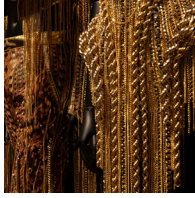
Calendar

3Q July, August, September 2025



A to Size: Collecting at MAM (2000-2025)

The exhibition title playfully references the names of two featured contemporary artists, Derrick Adams and Sarah Sze. July 6, 2025
Montclair Art Museum
montclairartmuseum.org



Solid Gold

This exhibition will trace the many odysseys of the metal that has influenced cultures and legacies worldwide. thru July 6, 2025
Brooklyn Museum
brooklynmuseum.org



Wall Street Transformations through Time – Walking Tour

Recall its colonial history, recap its role as the banking center of capitalism, and observe its recent rise of a reinvented residential neighborhood. July 7, 2025
The Skyscraper Museum
skyscraper.org



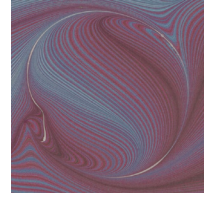
Reno's Networking Event

An industry-wide networking mixer at 5:30pm. July 10, 2025
Reno's Appliance in Paterson
Visit alnnj.org
for up-to-date information



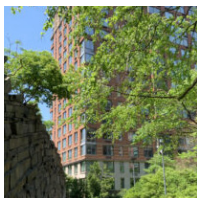
Architecture Tour of Liberty Hall

Liberty Hall has witnessed over 250 years of American and New Jersey history. July 13, August 10, September 14
Liberty Hall
libertyhall.kean.edu



The Magic of Marbling: The Art of Karli Frigge

One of the world's most prominent and innovative paper marblers. thru July 31
The Met
metmuseum.org



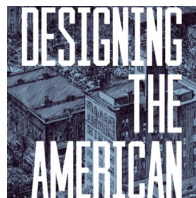
Battery Park City Tour: The North Neighborhood

This tour will meet under the palm trees at the Winter Garden at Brookfield Place. July 17 & 25, 2025
The Skyscraper Museum
skyscraper.org



Exclusive Private Tour of Luna Parc: The Private Home of Artist Ricky Boscarino

A whimsical multimedia art extravaganza that has been a work in progress for over 35 years. July 19, 2025
Visit alnnj.org
for up-to-date information



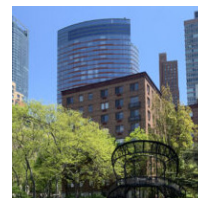
Designing the American Century

A book talk on Designing the American Century, by Thomas J. Campanella. July 22, 2025
The Skyscraper Museum
skyscraper.org



The Wide World of WRBs

Presented by Benjamin Oddyke from 12:00pm to 1:00pm. July 29, 2025
Webinar
Visit alnnj.org
for up-to-date information



Battery Park City Tour: The South Neighborhood

This tour will meet in The Skyscraper Museum at 39 Battery Place. August 7 & 15, 2025
The Skyscraper Museum
skyscraper.org



Making Home—Smithsonian Design Triennial

Explores design's role in shaping the physical and emotional realities of home. thru August 10
Cooper Hewitt
cooperhewitt.org



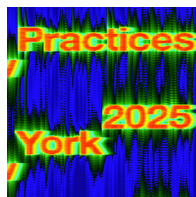
165th Anniversary Exhibition Opening: A Work in Progress

Highlights the 165-year history of fostering social change and invites us to reflect on ways to meet the pressing issues of today. thru September 1, 2025
The Cooper Union
cooper.edu



Fantasizing Design: Phyllis Birkby Builds Lesbian Feminist Architecture

Traces the life, work, and networks of architect Phyllis Birkby. thru September 2, 2025
Center for Architecture
centerforarchitecture.org



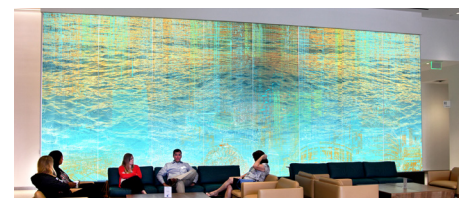
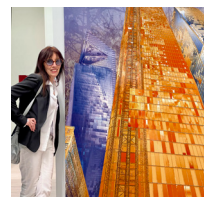
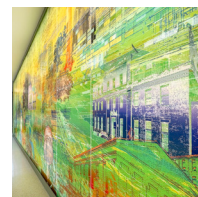
New Practices New York 2025: Voice

Showcase the winners of the latest New Practices New York competition. thru September 2, 2025
Center for Architecture
centerforarchitecture.org



September Member Meeting

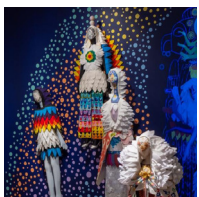
6:00pm to 9:00pm
September 18, 2025
TBD
Visit alnnj.org
for up-to-date information



Shuli Sadé

www.shulisade.com

Shuli Sadé is a multidisciplinary artist whose work intersects architecture, memory, and cultural identity. Renowned for large-scale public installations—from SeaTac Airport to Huntsville City Hall in Alabama, with upcoming commissions in Texas and Michigan—Sadé transforms built environments into visual poetry. She creates imaginative new landscapes that reflect the DNA of cities. At Sadé Studio, she leads a hands-on practice that fuses handcrafted wooden elements, vivid color, and digital media to explore themes of urbanism, heritage, and belonging. Her signature lobby murals, often realized in glass through collaborations with local fabricators, reimagine civic spaces with clarity and emotion. Based at Mana Contemporary in Jersey City, Sadé Studio welcomes visitors by appointment.



Saya Woolfalk: Empathic Universe

An Artsy top-ten pick for spring's must-see international exhibitions. thru September 7, 2025
Museum of Arts and Design
madmuseum.org



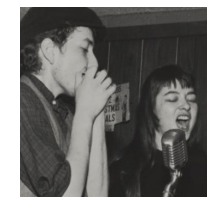
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