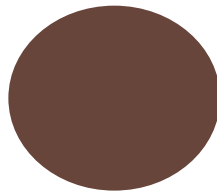
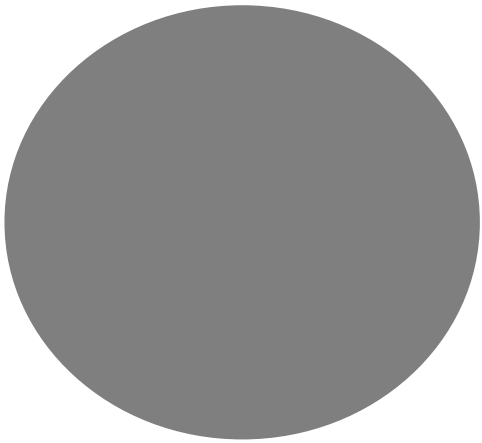


the Platform

the CSI Metro New York Newsletter

SPRING 2026

March/ | April | May





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LINKS

National Website:
csiresources.org

Northeast Region Website:
nercsi.com

NY Metro Chapter Website:
csimetrony.com

CSI Metro NY game plan...



our **Mission:**

To advance building information management and education of project teams to improve facility performance...



our **Make-Up:**

A mixture of professionals including Architects, Designers, Specifiers, Product Manufacturers & Suppliers, Consultant Partners, Contractors, and Facility Managers & Owners...



our **Plan:**

Leverage the expertise of our diverse membership via innovative & interactive learning programs...

Build trusting relationships with industry partners to explore new methodologies for delivery of projects...

Become active and recognized participants in fueling positive change in the communities in which we work and live in...

a message from the **President...**

It's 10+ months into my term as President of our CSI Metro New York Chapter and I feel like I've only taken baby steps towards achieving my target goals for our Chapter (identify & respond to membership needs; increase active membership; facilitate better communications). We've had Chapter events which seem to have been successful based on attendance & feedback: kudos to our Programs/House Committee. My favorite was the elevator pitches because everyone participated. As usual the best part of our meetings is networking/socializing with other members and guests; we are all more successful and fulfilled due to the people we meet and interact with. We pulled off a successful golf outing last September where we added to our Francis L. Frybergh Scholarship account; and planning for the September 2026 outing is already underway. Some of us attended the CSI National Conference in Cleveland last October, some attended the Northeast Region CSI Fall Retreat in Albany also last October, as well as the Northeast Region Conference this May 14th & 15th in Buffalo. Consider attending the 2026 National Conference October 7th-9th in Phoenix. Our Chapter also made appearances at Build NY and FacadesPlus this past March; thank you to our members who showed up to represent us.

I need to reach out to all of you to ask what CSI and our chapter can do for you and encourage you to become more involved (even if just a little bit) to get the most out of your membership. A professional membership organization needs regular input from membership to stay both effective and relevant. I hope to see you at our Member Appreciation Event on Wed. June 10th at Puttery NYC (sign-up now!).

Thank you for your support.



Bob Drake, AIA, CSI, CCS, CCCA
Chapter President - CSI Metro New York

the CSI Metro New York Chapter Sponsorships...



Platinum (\$1,500):



- Sponsor plaque at our Annual Awards Event
- Company Logo/Website Link displayed on Chapter Website
- Company Logo/Website Link displayed on Intro Slide at each Chapter Meeting
- Company Feature Article in four (4) Newsletters
- Tabletop at Annual Awards Event

Gold (\$1,000):



- Sponsor plaque at our Annual Awards Event
- Company Logo/Website Link displayed on Chapter Website
- Company Logo/Website Link displayed on Intro Slide at each Chapter Meeting
- Company Feature Article in three (3) Newsletters

Silver (\$750):



- Sponsor plaque at our Annual Awards Event
- Company Logo/Website Link displayed on Chapter Website
- Company Logo/Website Link displayed on Intro Slide at each Chapter Meeting
- Company Feature Article in one (1) Newsletter

Bronze (\$250):



- Company Logo/Website Link displayed on Chapter Website
- Company Logo/Website Link displayed on Intro Slide at each Chapter Meeting

If you are interested in being a Metro NY Chapter Sponsor, please reach out to bob.drake@stvinc.com / oliver@wstudioarchitects.com / kcamacho@enneed.com / tom_lanzelotti@gensler.com

And visit our Chapter Website www.csimetrony.com for additional information...



*Special Thanks to our
Platinum Level Sponsor*

ASSA ABLOY
Opening Solutions

ASSA ABLOY solutions deliver better passenger experience at airports

2025-12-16 • 1 min read



ASSA ABLOY's HID and Entrance Systems businesses have developed a biometric self-boarding solution to improve the passenger flow at airports. The BG100 Speedgate supports faster, touchless movement through key checkpoints with strong security.

Airports face growing pressure to handle higher passenger volumes while maintaining strong security. Manual checks and fragmented systems slow down passenger flow and increase operational strain. The BG100 Speedgate addresses this challenge by integrating facial recognition, document verification and automated gate technology into one solution.

At the center of the solution is the HID Facepod, a facial recognition device with advanced cameras, algorithms and guided user interaction. Integrated with Entrance Systems' Speedgate, the system verifies identity and grants access in a single step. The solution supports use cases such as pre-security screening, VIP lounge access, boarding and immigration.

The BG100 Speedgate is designed for high-traffic environments. Its modular construction supports quick installation and adaptation to different airport layouts. Built-in features prevent tailgating, piggybacking and wrong-way passage, while the physical gate ensures controlled and secure access.



Special Thanks to our
Gold Level Sponsor



Checklist for Parking Garage Restoration

Streamline parking garage maintenance and restoration with this Parking Garage Checklist.

 Written By: Tremco Sealants



As catastrophic parking garage collapses in recent news have illustrated, thorough inspections of parking structures are critical to mitigate risk to your assets, nearby infrastructure, parked cars and the lives of community members.

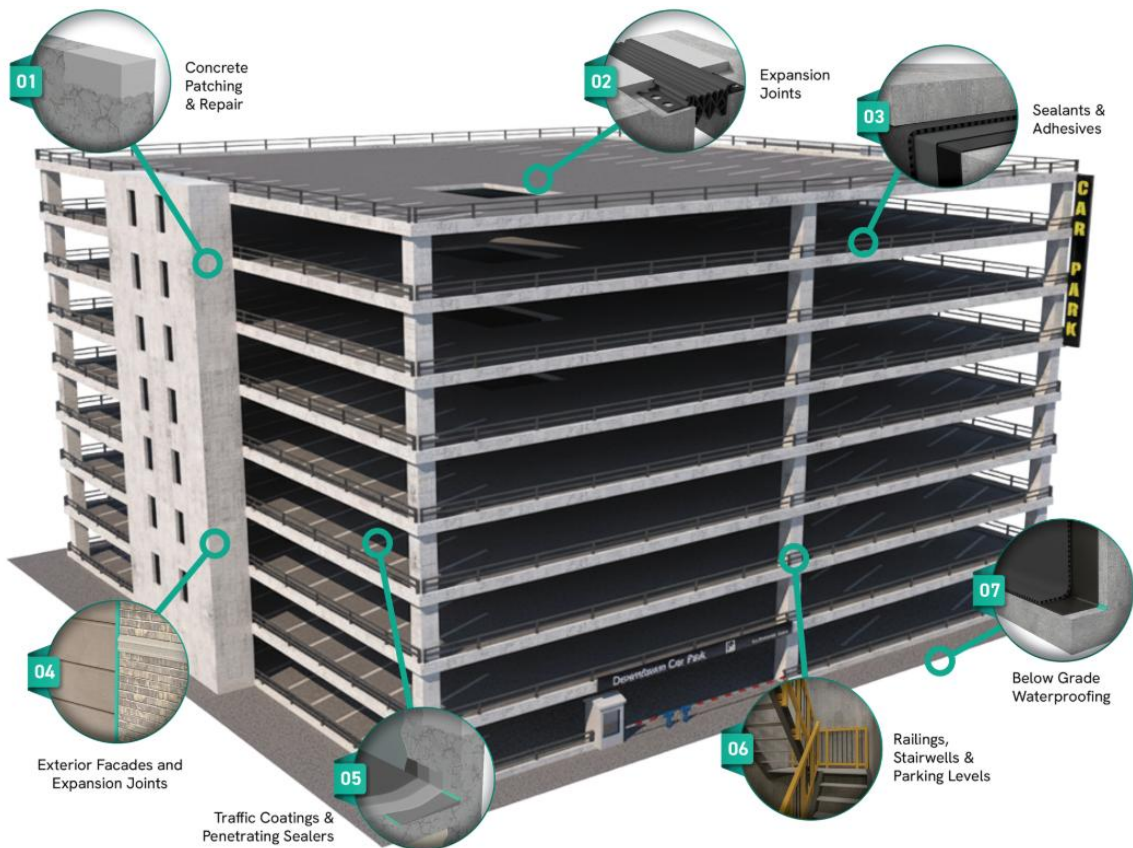
While managing numerous revenue-generating assets can be overwhelming, Tremco has made parking garage maintenance and restoration easy with this [Parking Garage Checklist](#).

Download this quick resource and keep reading to understand the important components to inspect in a parking garage and what repairs may be needed to keep it operational, extend its service life and ensure the safety of its users.

[Download Your Parking Garage Checklist](#)

Why Audit Parking Garages

Inspecting parking structures is vital to maintain their performance, protect your reputation, maximize ROI and prevent injuries or deaths. Visual inspections should be completed semi-annually and especially after periods of extreme weather to catch any problems before they escalate. This maintenance is more than just cleaning, a fresh coat of paint, new line striping or removing vandalism though.



Neglecting necessary repairs can lead to water infiltration, leaks and worst-case scenario, structural collapses that require crisis management, litigation and full rebuilding. Here are the areas of a parking garage to examine and the next steps in their renovation.

What to Review on Parking Garages

1. Concrete

As most parking structures are constructed with concrete, this is the most important element to audit to ensure the building's structural integrity. Look at both the vertical concrete, such as walls and columns, and horizontal concrete decks for issues like exposed rebar, concrete cracks and spalling. Many of these defects can be easily remediated with a concrete repair mortar, caulking, concrete sealer or new traffic coating, which can usually be implemented with minimal, if any, downtime. For severe damage, consult with a structural engineer to confirm if more substantial renovations are necessary.



2. Horizontal Coatings

If you have a waterproofing membrane or traffic coating on your parkade, review its surface for any cracks, spalling, peeling, delamination or blisters. These problems typically indicate improper application, a low-quality coating or wear and tear from significant aging and years of vehicular traffic. Repairing and/or replacing these deck coatings can give the parking garage a refreshed look and enhance the waterproofing protection to prevent damage to the structural deck and property below.



3. Sealants and Expansion Joints

Review horizontal and vertical joints to ensure they have a proper seal to avoid water infiltration. Failed sealant can look like blisters, splits and peeling caulking or missing product altogether. These are one of the most common parking garage issues which can be fixed quickly by cutting out the damaged section and replacing it with the same or compatible sealant product. You can find a step-by-step walkthrough of this repair in our [Restoration Guide](#).

Expansion joints are intended to withstand building movement and passing vehicular and pedestrian traffic, so these solutions typically come in the form of pre-compressed foam with a sealant face or metal cover plate. [Tremco's Willseal line](#) offers a range of expansion joint technologies, with options for slip resistance, fire protection, seismic capacity and ADA-compliance. Check expansion joints for any tears, holes or separation which can inhibit their performance.

4. Leaks

If you notice leaking in your parking garage, look up. The leaks are likely due to a failure somewhere in the level above caused by one of the other issues listed earlier, such as damaged concrete, waterproofing degradation or a failed sealant or expansion joint. It is crucial to repair leaks as soon as possible to reduce the spread of damage to the facility or any parked cars.



5. Ponding Water

Ponding water on traffic surfaces is typically related to the slope of the concrete, improper positioning of drains or clogged drains or scuppers. These issues should be resolved quickly as many parking garage products are not made for submerged conditions, so extended exposure to water can damage the traffic coating and concrete below.

6. Railings

Check your railings for any deterioration or instability. Not only can rust from damaged railings erode the adjacent concrete, but unstable handrails also pose a public safety hazard.

What's Next for Your Parking Garage Restoration?

Once you've identified any areas of concern, speak with a trusted manufacturer, like [Tremco Construction Products Group](#) and [Euclid Chemical](#), for recommended parking garage repair and maintenance solutions. Tremco and Euclid supply numerous compatible restoration systems for concrete, waterproofing and sealants that speed the turnaround time to minimize parking diversions or shutdowns to revenue-generating garages. Together with proper structural review and remediation tactics, parking garage managers can effectively repair and restore their parking garage assets with confidence.



To investigate the causes of these parking garage challenges and their step-by-step restoration strategies, access our free [Restoration Guide Here](#) or get your parking garage checklist below!

[Parking Garage Restoration Checklist | Tremco Sealants Blog](#)

RESTORATION CHECKLIST

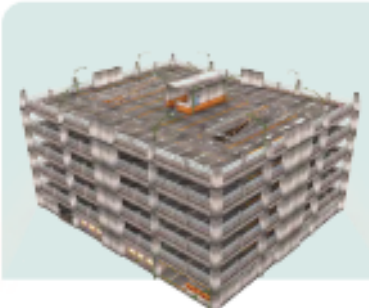


PARKING GARAGE REPAIR CHECKLIST



EUCLID CHEMICAL

Utilize this guide to mark any areas of concern on your parking structure, see recommended solutions for that condition and then [contact a Euclid or Tremco representative for next steps.](#)



Vertical/Horizontal Concrete and Traffic Coatings

- o Exposed rebar and/or rust
- o Cracks, spalling, delamination, bubbles or blisters
- o Ponding water or leaks
- o Locations/Details: _____
- o Recommended solutions:
 - Shallow depth patching - VersaSpeed 100/VersaSpeed LS100
 - Full depth repair - VersaSpeed RMC
 - Overhead repairs - Verticoat V100
 - Ponding water - Euco Re-Cover and/or a traffic coating
 - Deck coating systems: Vulkem® 350/346TC/346TC, Vulkem 350/950NF/951NF, Vulkem EWS with PUMA Technology
 - Penetrating sealer - Vulkem 100% Silane Sealer

Sealants and Expansion Joints

- o Bubbles, blisters, splits, tears or holes in the sealant or missing sealant
- o Locations/Details: _____
- o Recommended solutions:
 - Control joints and cove sealants - Dymonic® 100 or Dymeric 240FC
 - Expansion joints: Willseal® 250 and Willseal 250R, Willseal WJS, and Willseal Protector Plates for large openings

Railings

- o Rust, gaps at the base or unstable handrails
- o Locations/Details: _____
- o Recommended solution:
 - Euclid Epoxy Grouts

Exterior Facade

- o Cracks, spalling, delamination, fading
- o Locations/Details: _____
- o Recommended Solutions
 - Dryvit Wall Panels, EIFS, Acrylic Finishes and/or Weatherlastic® HB wall coating

Other Issues or Concerns

- o Locations/Details: _____

[L0311_TCPG_Parking_Garage_Restoration_Checklist.pdf](#)

Annual Sponsorship Opportunities:

the CSI Metro New York Chapter Sponsorships...



Event Sponsorship

We are now piloting a formalized **Event Sponsorship Program** to reach out for assistance in supporting the many initiatives/programs/activities/tours/etc. for the Chapter...



Food & Beverage



Meeting Activities



Learning Programs



Special Events



Project Tours



Charitable Events

WE NEED YOU!

If you are interested in Sponsoring a Metro NY Chapter Event, please reach out to

bob.drake@stvinc.com / oliver@wstudioarchitects.com

kcamacho@enlead.com / tom_lanzelotti@gensler.com

And visit our Chapter Website www.csimetrony.com for additional information

Annual Sponsorship Opportunities:

the CSI Metro New York Chapter **Volunteer Opportunities...**



We are always looking for **Volunteers** to assist in supporting the leadership teams for the Chapter...



Chapter Board



Chapter Committees



If you are interested in Volunteering for the Chapter Board or a Chapter Committee, please reach out to:

bob.drake@stvinc.com /

oliver@wstudioarchitects.com /

kcamacho@enneed.com /

tom_lanzelotti@gensler.com

And visit our Chapter Website

www.csimetry.com for additional information

the CSI Metro New York Chapter 2025/2026 Calendar



Mark your calendars & save the dates for our upcoming CSI Metro New York Schedule of Events...

- September 17, 2025 @ Boffi \ DePadova Showroom
- October 8, 2025 @ Allegion Showroom
- November 12, 2025 @ Hafele Showroom
- December 9, 2025...Holiday Party...Quatorze Restaurant
- January 13, 2026...@ Assa Abloy Factory Tour, New Haven, CT
- February 11, 2026...@ Gensler, New York
- March 18, 2026... Metrowall Showroom
- April 8, 2026...Back in Time @ The New Annie Moore's
- May 20, 2026...Relaxation Night @ Little Island
- **June 10, 2026...Member Appreciation Night @ PUTTERY Mini-Golf**
- July 16, 2026...Movie Night @ Brooklyn Bridge Park
- August 12, 2026...Staten Island FerryHawks game

Please note programs are tentative and subject to change...

the CSI Metro New York Chapter **ELECTIONS...**



Chapter Elections...

Selecting the next Leadership Team for our Chapter is a great responsibility for all Chapter Members...Please exercise your right as a member in good standing to vote for your Chapter Board in our upcoming CSI Metro New York Chapter Election:

the Ballot/Candidates:

- President: *Bob Drake | Kori Camacho-Onal (select one)*
- Vice President 2: *Madeline Messina | James Sines (select two)*
- Secretary: *Tom Lanzelotti (select one)*
- Treasurer: *Eileen Lee (select one)*
- Director (Even Years): *Fanch Tseng | Thomas Nill (select one)*

the following board member remain on to complete their terms:

- Director (Odd Years): *Paul Fogarty*
- Director NER: *Erin Spadavecchia*

Look for the ballot in your email from Terri Bracken at neregcsi@gmail.com

the CSI Metro New York Chapter **ELECTIONS...**



Nominating Committee:

Thanks to our nominating committee for all their efforts in organizing and preparing a ballot of qualified candidates for the open board positions as per our Chapter Bylaws:

- Oliver Wilhelm (committee chair)
- Bob Drake
- Kori Camacho-Onal
- Jamie Nalley
- Thomas Nill

Election Logistics:

- Ballot shared with Membership on May 21, 2026
- Voting Period Opened on May 21, 2026
- Voting Period Closes on June 4, 2026 at 5:00pm EST
- Ballots Tallied by Terri Bracken (NER Administrator)
- New Board Roster submitted to National on June 1, 2026
- New Board Roster announced to Chapter at June 10, 2026 Membership Appreciation Event
- New Board begins their terms on July 1, 2026

the CSI Metro New York Chapter **Upcoming Events...**



Join us as we celebrate **you**, our members in a fun-filled evening of food, drinks and mini-golf



CSI[®]
METROPOLITAN NEW YORK CHAPTER

**MEMBER
APPRECIATION
NIGHT**

**June, 10, 2026
05:30-08:30pm**

**Location:
Puttery NYC
446 W 14th St,
New York, NY
10014**

**REGISTER
HERE!!**



puttery

the CSI Metro New York
Chapter **Upcoming Events**
Thursday, July 16, 2026



Movies With A View

Brooklyn Bridge Park's most popular series, **Movies With A View** presented by **Persol** shows free outdoor movies on the waterfront.

There is no better place to be on a hot summer night than watching a classic film and enjoying the breeze off the East River with the dazzling Manhattan skyline before you. So come and join us and catch up with you Chapter friends & colleagues

Brooklyn Bridge Park – Pier 1, Harbor View Lawn

Thursday, July 16, 2026

6:00pm-11:00pm



the CSI Metro New York
Chapter **Upcoming Events**
Wednesday, August 12, 2026

UPCOMING



EVENTS



Come and join us for our second summer evening catch up with your Chapter friends & colleagues...We will make the trek to Staten Island to experience and excitement that is Independent Atlantic League Minor League Baseball, taking in a **FerryHawk's** game at SIUH Community Park!



the CSI Metro New York
Chapter **Upcoming Events**
Wednesday, August 12, 2026



How to get there:

The Staten Island Ferry leaves from Whitehall Terminal in lower Manhattan...

It is accessible from MTA Subway Lines 1/4/5/R/W...



Ferry departure times for game night:

4:40pm/5:00pm/5:15pm/5:30pm

Ferry ride takes about 25 minutes

8-Minute walk from Ferry to Stadium



Game Information:

Staten Island FerryHawks

vs. Lancaster Stormers

SIUH Community Park

Game Time: 6:30pm



How to get back:

The Staten Island Ferry departure times back to Manhattan:

9:00pm/9:30pm/10:00pm/10:30pm



SAVE THE DATE for our annual **CSI Metro New York Golf Outing** which will be held this year at Pelham Bay Golf Course in the Bronx on Tuesday, September 22, 2026.



Every year, we come together for a relaxing day on the links to honor the memory of Francis L. Frybergh to raise money for the Frybergh Scholarship

So, who is Francis L. Freybergh?

- He was an architect and teacher...
- He was with Skidmore, Owings & Merrill for 15 years where he was known for his work on specifications and construction materials research...
- He was a former President of the Construction Specifications Institute...
- He studied at the University of Heidelberg and received a Doctor of Philosophy degree in chemical engineering from the University of Prague...
- He came to the United States when he was 21 years old and later became a U.S. citizen...
- He taught architecture at Pratt Institute and lectured at universities and architectural schools throughout the country...

In recognition of his commitment to education, professional excellence, and the advancement of the built environment, this scholarship is awarded annually in his honor to support and inspire future leaders in the fields of architecture and construction related programs.

the CSI Metro New York Chapter **Annual Golf Outing**

Don't miss out.

Register and review sponsor Options

REGISTRATION @ 11:30 AM

LUNCH @ 12:30 PM

TEE OFF @ 1:30 PM

DINNER @ (Immediately Following Golf)

SPONSORSHIP OPPORTUNITIES



Individual Golfer
\$400.00



Golf Foursome
\$ 1,500.00



Dinner Only
\$ 150.00



Gold Sponsor
\$2,500.00

Includes 1 Foursome &
Dinner Sponsorship



Silver Sponsor
\$2 000.00

Includes 1 Foursome &
Lunch Sponsorship



Bronze Sponsor
\$1,500.00

Includes 1 Foursome &
Hole Sponsorship



Hole Sponsor
\$ 250.00



Snack Bag/Birdy Package
\$500.00

**ALL SPONSORS
WILL RECEIVE
SPECIAL
RECOGNITION AT
LUNCH & DINNER**

the CSI Metro New York Chapter **Annual Golf Outing**

PRIZES

Yes, there will be prizes for our First, Second, and Third place foursomes , as well as the Most Honest Foursome...there will be some raffle prizes... **but, the real prizes will be the Scholarships we will be able to offer!**



the Francis L. Frybergh Memorial Scholarship

GENERAL DETAILS:

The CSI Metropolitan New York Chapter is honored to commemorate the legacy of Francis L. Frybergh through the **Francis L. Frybergh Memorial Scholarship**. This scholarship aims to support students pursuing their first professional degree at an eligible institution within the Metro New York area. Annually, up to four (4) \$5000 scholarships will be awarded, with each recipient receiving a one- year membership to both CSI and the CSI Metropolitan New York Chapter.

ELIGIBILITY REQUIREMENTS:

To be considered for the Francis L. Frybergh Memorial Scholarship, applicants must meet the following criteria:

- **Full-time enrollment:** Applicants shall be enrolled as a full-time student based on institutional requirements.
- **Eligible Program:** Applicants shall be enrolled in an architectural or construction-related program at an eligible institute*.
- **Residency:** Applicants shall be a resident of the New York Tri-State Metropolitan area.
- **Academic Standing:** Applicant shall be in good academic standing with a minimum 3.0 college or high school cumulative GPA (on a 4.0 scale). Those receiving their high school credentials through an equivalent program must be in the upper 50 percentile rank score in respect to the population of high school seniors across the United States on a standardized high school equivalency exam (GED).
- **Re-application:** Applicants may re-apply; however, priority is given to first-time applicants.
- **CSI Membership:** Preference will be given to applicants who have an affiliation with a current member of the Construction Specifications Institute (CSI).

the CSI Metro New York Chapter **Annual Golf Outing**

LIST OF ELIGIBILITY INSTITUTIONS:

Eligible schools within the Metro New York are included:

(others can be reviewed and approved by the Board on a case-by-case basis)

Construction Management: <ul style="list-style-type: none"> ○ Fordham University ○ Manhattan College ○ Pratt Institute ○ New York University ○ Nassau Community College ○ New York Institute of Technology ○ Suffolk Community College ○ CUNY Kingsborough, Brooklyn 	Trade Schools <ul style="list-style-type: none"> ○ Apex Technical School ○ Berkeley College ○ Long Island Welding School ○ Michael Daniel Metal Desing, Inc. ○ SAE Institute ○ The Welding Expert Inc.
Architecture/Design/Engineering: <ul style="list-style-type: none"> ○ Cooper Union ○ NJIT ○ NYIT ○ CCNY ○ Columbia ○ SUNY Stony Brook ○ New York University 	<ul style="list-style-type: none"> ○ NY School on Interior Design ○ Pratt Institute ○ Parsons School of Design ○ Fashion Institute of Technology ○ Stevens Institute of Technology ○ Rutgers – New Brunswick

SELECTION AND AWARD OF SCHOLARSHIP:

Scholarship applications will be evaluated using the following criteria:

- **Relevant Work Experience:** Work history related to construction trades.
- **Personal Goals:** Ability to communicate clearly defined personal goals related to achieving success in a construction industry related career.
- **Leadership:** Leadership demonstrated through participation in extracurricular activities and civic organizations.

This is a one-time scholarship awarded to a student who will be attending an eligible school on a full-time basis within the Metro New York area. An alternate recipient may also be identified in the event that the selected recipient is unable to fulfill the scholarship requirements.

The scholarship provides \$5000, which is disbursed directly to the student upon verification of enrollment for the fall semester at an eligible institution. The funds may be used to support tuition, fees, books, tools, and/or other education-related expenses.

the CSI Metro New York Chapter **Annual Golf Outing**

APPLICATION PROCESS:

To apply for the scholarship, please follow these steps:

1. **Submit the Online Application:** Complete the application by June 30, 2026, at https://csimetry.com/form.php?form_id=25&c=1.
2. **Submit Letters of Recommendation:** Applicants shall submit 2 letters of recommendation, from either professors or professionals affiliated with organizations where they may have interned.
3. **Submit Transcript:** Applicants shall submit institute transcript, confirming applicant is in good standing.
4. **Personal Statement:** Applicants shall write a brief statement of interest in CSI, the importance, and benefits of becoming involved, and what they can uniquely contribute to the organization. Please limit it to 500 words or less.

JURY REVIEW:

The CSI Metropolitan New York Chapter's Scholarship Jury, in collaboration with the Professional Development Chair, will review applications for eligibility, completeness, and quality. The Jury will hold an open jury review of the submissions on June 1 to select the scholarship recipients.

EXPECTATIONS OF SCHOLARSHIP RECIPIENT:

By accepting the scholarship, recipients agree to:

- **Full-Time Enrollment:** Upon accepting the scholarship, the student agrees to maintain full-time enrollment (minimum of 12 college credit hours), attend classes regularly, model appropriate behavior and maintain satisfactory academic standing.
- **Release of Information:** In submitting the application, the applicant grants authority for release of information contained in the application packet and to contact character references to CSI Metropolitan New York Chapter and the scholarship sponsor. This includes the right to promote and publicize the scholarship and recipient(s).
- **Ceremonies Participation:** If selected, the recipient agrees to participate in ceremonies hosted to honor annual scholarship winners.
- **Thank-You Letter:** If selected, the recipient must send a thank-you letter to CSI Metro NY Chapter sponsor. Thank you letters must be submitted no later than one month after award is announced.
- **Academic Presentation:** Present an example of their academic project work from their upcoming academic year at the following year's CSI Metro NY Annual Business/Awards Meeting.

CONTACT INFORMATION:

For any questions regarding the scholarship, please contact:

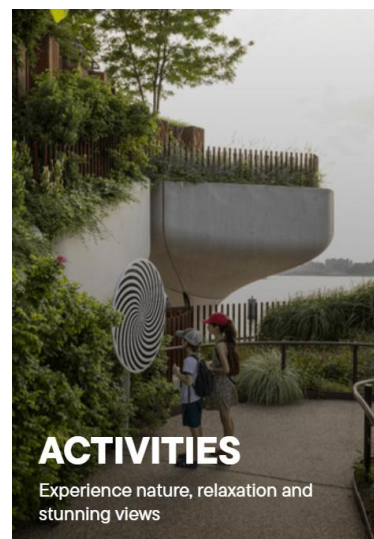
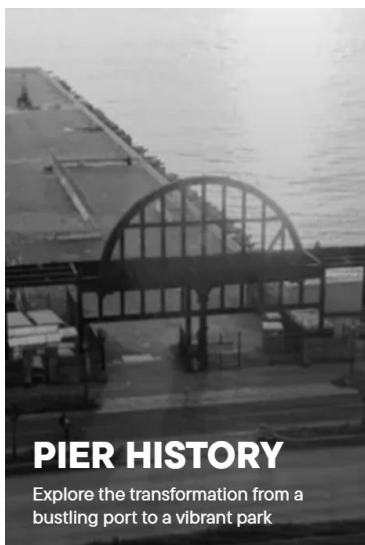
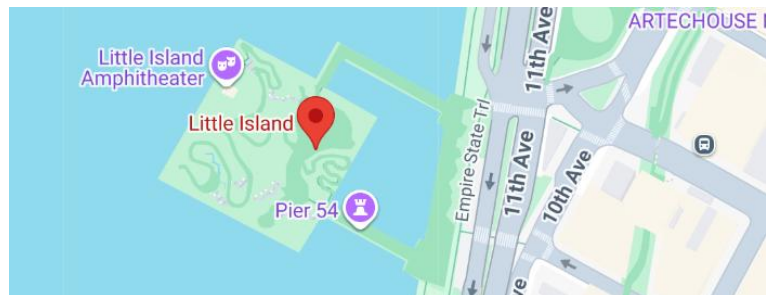
- Kori Camacho-Onal frybergh_memorial_scholarship@csimetry.com
- Thomas Lanzelotti frybergh_memorial_scholarship@csimetry.com

the CSI Metro New York
Chapter **Recent Events**
May 20, 2026



~~Saturday~~ Wednesday in the Park

Nothing like a relaxing Wednesday afternoon/evening in the park to usher in the end of the week
Wednesday, May 20, 2026 @ 5:30pm



the CSI Metro New York Chapter Recent Events

May 20, 2026



“After the Regional CSI Conference in Buffalo the previous week, it was great to reconnect with the local chapter in a more informal setting, without an agenda or presentations. Just snacks and good conversation with the backdrop of Little Island reminding us what can be achieved when diverse stakeholders come together with a shared vision.”

Enrique Bejarano



the CSI Metro New York
Chapter **Recent Events**
April 10, 2026



For one night,
let's turn back
time...



JOIN US FOR AN EVENING OF DRINKS, EATS,
AND SOCIALIZING AT THE NEW HOME OF
OUR OLD STOMPING GROUND...

ANNIE MOORE'S

Bar & Restaurant

Location: *22 East 41st Street*
Date: *Wednesday, April 8, 2026*
Time: *5:30pm – 8:00pm*

the CSI Metro New York
Chapter Recent Events
April 10, 2026



“The “Back in Time” event reminded me about why I became a CSI member. It’s all about networking & friendships. I became a member for networking and later realized it helped me develop friendships.”
Ken Raikowski



the CSI Metro New York
Chapter **Recent Events**
March 18, 2026



HERstory in the Making
Celebrating Women Shaping the Future

Join us for an inspiring
fireside chat with
extraordinary women who
are leading boldly, driving
innovation, and creating
meaningful change.

Use the QR Code to
Register for the event at
our chapter website
www.crimetrony.com

CSI METROPOLITAN NEW YORK CHAPTER MARCH EVENT

Date:
March 18, 2026

Location:
MetroWall
155 64th Street, Suite 200
New York, NY 10017

5:30pm - Check-in Open
6:00-6:30pm - Networking
6:30-7:45pm - Panel Discussion
7:45-8:00pm - Closing

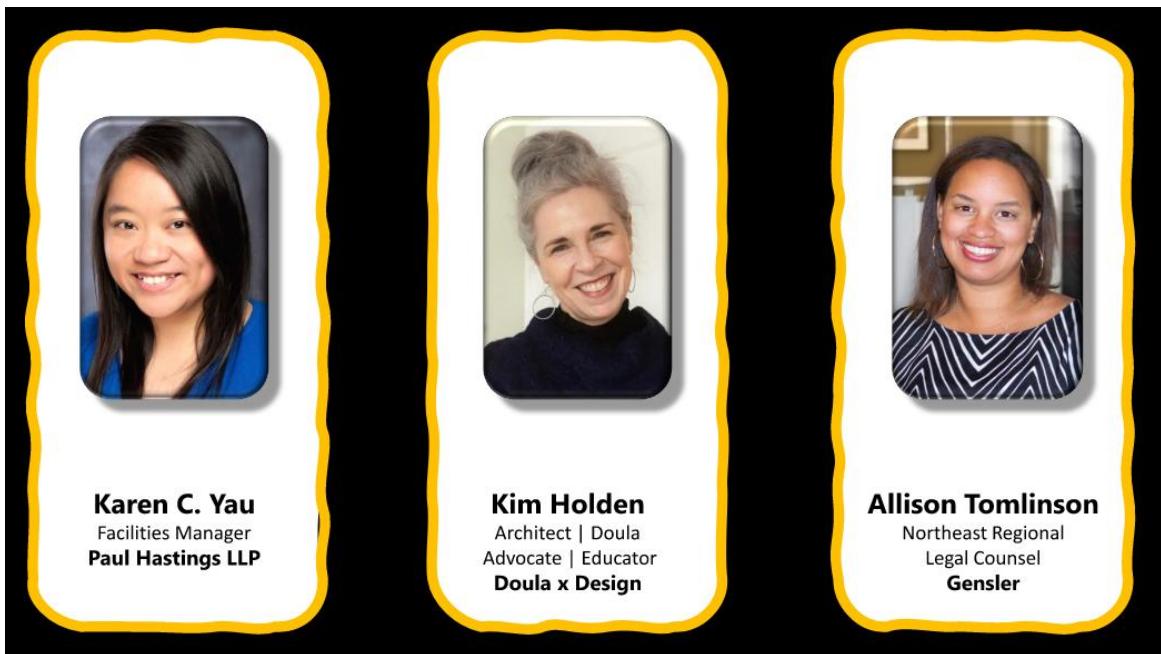
MW METRO WALL

CSI[®]
METROPOLITAN NEW YORK CHAPTER

the CSI Metro New York
Chapter Recent Events
March 18, 2026



Our featured Panelists...



Some of the questions...

- How did you enter your industry?
- What is one word that describes your journey so far?
- Can you share a defining moment that shaped your career path?
- What are some challenges that are unique to women and how did you overcome them?
- How can women support other women in their organization?
- What is one action every woman in this room can take starting tomorrow?

the CSI Metro New York Chapter Recent Events

March 18, 2026



"As a first-time moderator for a panel discussion, I truly appreciated the experience. Our incredible panelists not only shared inspiring stories and valuable insights, but they also created such a natural and dynamic conversation with one another. The engagement from the audience made the discussion feel more like an open and meaningful dialogue rather than just a formal panel.

It was an empowering and memorable moment, and I'm grateful to have been part of such an impactful conversation on supporting and uplifting women in the industry."

Fanch Tseng

Special Thanks to our current/outgoing 2025/2026 CSI Metro New York Chapter Board...



President

Robert Drake
bob.drake@stvinc.com



Vice President

Ken Raikowski
kenneth.raikowski@assaabloy.com



Vice President

James Sines
jsines@hksinc.com



Secretary

Kori Camacho-Onal
kcamacho@enneed.com



Treasurer

Eileen Lee
eileen.i.lee@gmail.com



Immediate Past President

Oliver Wilhelm
oliver@wstudioarchitects.com



NE Region Director

Erin Spadavecchia
erin.spadavecchia@assaabloy.com



Director

Madeline Messina
madeline.messina@assaabloy.com



Director

Jacquelyn Cox
jcox@wgpaver.com



Director

Paul Fogarty
pfogarty@westwood-usa.com



Director

Fanch Tseng
fanch_tseng@gensler.com

Thanks for your service!

your current CSI Metro New York Chapter Committees...



MEMBERSHIP:



The **Membership** Committee works to enlist new members and works at retaining existing members. This committee works with the Programs/House Committee to produce special programs to appeal to particular segments of within the design + construction industry and Allied Professionals.

Committee Members:

Oliver Wilhelm, Andrea Dinice

PROGRAMS/ HOUSE:



The **Programs/House** Committee is responsible for the planning, implementation and execution of Chapter programs and activities for the monthly meetings. This committee works with the Membership Committee to produce special programs to appeal to particular segments of within the design + construction industry and Allied Professionals.

Committee Members:

Tom Lanzelotti, Fanch Tseng, Kori Camacho-Onal, Jacquelyn Cox

OUTREACH:



The **Outreach** Committee is comprised of four sub-committees: Communication, Newsletter, Social Media, and Website. This committee promotes activities within the Chapter and the New York City Metro Area Design + Construction industry and Allied Professionals.

Committee Members:

Elizabeth Kahen, Tom Lanzelotti, Fanch Tseng, Erin Spadavecchia, Kori Camacho-Onal, Andrea Dinice, Bob Drake

FINANCE:



The **Finance** Committee advises the Board of Directors on fiscal policy and on investments of the Chapter's assets to ensure the proper handling and reporting of the fiscal transactions of the Treasurer.

Committee Members:

Eileen Lee, Tom Scriven

BY-LAWS:



The **By-Laws** Committee provides guidance to the Board of Directors regarding matters involving the Institute, Region and Chapter By-Laws.

Committee Members:

Tom Scriven, Michael Bean, Ken Raikowski, Oliver Wilhelm

the CSI Metro New York Chapter Committees

FUND RAISING:



The **Fund Raising** Committee is comprised of three sub-committees: Golf, Scholarship, and Sponsorship. The Golf sub-committee organizes and administers the annual golf outing which is a fundraiser for the Francis L. Frybergh Scholarship. The Scholarship Sub-committee administers the application process for the various Chapter Scholarships. The Sponsorship sub-committee recruits/maintains relationships with Chapter Sponsors.

Committee Members:

Golf: *Arnie Kravitz, Ken Raikowski*
Scholarship: *Kori Camacho-Onal, Tom Lanzelotti*
Sponsorship: *Elizabeth Kahan, Bob Drake*

PROFESSIONAL DEVELOPMENT:



The **Professional Development** Committee provides support for those who are studying for CSI Certification Exams (CDT, CCCS, CCCA & CCPR).

Committee Members:

Kori Camacho-Onal, Oliver Wilhelm, Tom Lanzelotti



The **Nominating** Committee recruits and proposes leaders to the Board of Directors for inclusion on the annual ballot for election of Chapter and Region Officers. This is a special committee with members selected/appointed as per the Chapter By-Laws.

PLANNING:



The **Planning** Committee coordinates the annual planning Meetings of Board Members & Committee Members to plan the Chapter activities for the upcoming year.

Committee Members:

Bob Drake, Oliver Wilhelm, Kori Camacho-Onal, Tom Lanzelotti

AWARDS:



The **Awards** Committee reviews the achievements of the members and associated organizations and prepares awards and award nominations accordingly. Chapter awards are presented annually at the year end Awards Dinner.

Committee Members:

Jacquelyn Cox, Oliver Wilhelm

AUDIT:



The **Audit** Committee oversees the organization's financial reporting and transactions for the Treasure at the close of the fiscal year.

Committee Members:

Tom Scriven, Kori Camacho-Onal

If you are interested in joining the pack and serving on one of our Committees, please reach out to Oliver Wilhelm oliver@wstudioarchitects.com



the CSI Metro New York Chapter **Technical Article Program**



In a new offering for our Newsletter, we are soliciting **Technical Articles** from our members...Share your knowledge and expertise helping to make us all a little better...



Lateral Water Migration: The One Test That Matters for Blindsight Waterproofing

By Carlos Lopez-Oña, MBSI

Blindsight waterproofing is a one-shot job. The membrane goes on the soil retention — lagging, sheet piling, secants, shotcrete — before the concrete gets poured. Once that concrete is in, the membrane is gone. You're never seeing it again, and if there's a problem, you find out about it from the inside. So the question every specifier and every GC should be asking is simple: when this thing gets punctured during construction — and it will — what happens to the water?

The puncture is inevitable

A rebar tie. A dropped tool. A scrape from rigging. A heel on a detail strip. Blindsight membranes get punctured — it's the nature of the work. So the question isn't really whether the membrane stays perfect. It's what happens when it doesn't.

On a membrane that's truly bonded to the concrete, water finds the hole, hits the edge of the bond, and stops. On a membrane that isn't bonded — and most of them aren't, not really — water finds the hole, gets in, and then runs sideways along the back of the concrete until it hits a construction joint, a form tie, or a porous spot in the pour. That's where it comes through on the inside. Could be ten feet from the hole. Could be thirty. Either way, you're grouting blind or digging up the outside of the building. Neither is cheap.

Mechanical vs. chemical — it's not a close call

There are two ways a pre-applied membrane attaches to the concrete cast against it. Mechanical — the face has a fleece or sand granules that the concrete grabs onto as it cures. Chemical — the face has an adhesive compound that actually bonds to the cement paste at the molecular level. Both will hold the membrane in place. Only one will stop water at the hole.

Here's why. A fleece layer is by definition porous — that's how the concrete gets into it in the first place. Sand granules create an uneven interface full of tiny gaps. Either way, once water gets behind that face, there's somewhere for it to go. The bond holds the membrane in place, but it doesn't hold water. A chemically adhered HDPE sheet is different. The adhesive bonds directly to the cement paste as the concrete cures. No fabric in between. No gaps. When water hits the edge of that bond, it stops.

the CSI Metro New York Chapter **Technical Article Program**

The test that proves it: modified ASTM D5385

ASTM D5385 is the industry standard for hydrostatic pressure resistance of waterproofing membranes. The test as written checks an intact membrane against a substrate crack under hydrostatic pressure that ramps 15 psi per hour to 100 psi — the equivalent of 231 feet of water head — and holds there for seven hours. That's useful, but it doesn't test what actually goes wrong on a blindside job.

The modified version fixes it. The membrane goes in a fixture with fresh concrete poured directly against it — exactly how it works in the field. Before the pour, a small hole is cut through the membrane to simulate a puncture. After the concrete cures, the fixture gets pressurized from the membrane side, through that hole. Same pressure schedule. But now what's being tested is whether water can travel along the membrane-concrete interface after the membrane's been breached. Pass means no water shows up at the edges of the specimen. Fail means it does.

Mechanically bonded blindside membranes don't pass this test. They can't. The fleece or granule layer is exactly the pathway the test is designed to expose. ASTM is in the process of formalizing the modified test as Work Item WK83821 under Subcommittee D08.22, which will give the industry a consistent standard. In the meantime, a manufacturer either publishes a modified D5385 pass on their product or they don't — and you can tell a lot from which side of that line they fall on.

Polyglass Mapeproof AL Pro

Mapeproof AL Pro is a chemically adhered HDPE blindside membrane manufactured by Polyglass. It passes the modified ASTM D5385 at the full 231 feet of hydrostatic head — the highest pressure the test will apply. When the membrane is breached, the adhesive bond holds at the hole and water doesn't travel. That's the performance you want under a mat slab, against a lagging wall in a Manhattan basement, or anywhere else you're never getting back to the membrane after the concrete goes in.

What to put in the spec

If you're writing a Section 07 13 26 spec, here's what to require:

- Modified ASTM D5385 pass at 231 ft of hydrostatic head, with a breached specimen, as a minimum performance threshold.
- Lateral water migration resistance called out as a separate line item — not conflated with intact-laminate hydrostatic resistance.
- Peel adhesion to concrete per ASTM D903 as a secondary bond check.
- A chemically adhered HDPE product on any job where interior access for leak repair is constrained — which is basically every urban basement and mat slab.

Bottom line

Blindside waterproofing doesn't fail because the membrane leaks at the hole. It fails because water travels away from the hole and emerges somewhere you can't find. A chemically adhered HDPE membrane stops that at the source. A mechanically adhered membrane doesn't, and the modified ASTM D5385 test is how you tell which is which. Specify accordingly.

Metro Building Solutions, Inc.

Metro Building Solutions represents Polyglass in the Metro NY and Northern NJ territory. For project-specific assistance with blindside waterproofing design, submittals, or spec coordination, contact us at info@metrobuilding.biz or visit metrobuilding.biz.

the CSI Metro New York Chapter **Technical Article Program**



In a new offering for our Newsletter, we are soliciting **Technical Articles** from our members...Share your knowledge and expertise helping to make us all a little better...

The Power of Clarity: How the CDT Certification Transformed my Architectural Career

Jeseema Yasmin Asan B.Arch CSI CDT C.I.D

I began my professional journey in architecture somewhat later than most—nearly a decade after graduating with my B.Arch. When I finally entered the workforce in 2016 at an architecture firm in New Jersey, I felt an urgent need to bridge the gap between my academic foundation and the fast-paced reality of the industry. I wasn't just looking for a job; I was looking for the tools to become a high-performing Project Architect.



During my research, I discovered the **Construction Specifications Institute (CSI)** and the **Construction Documents Technologist (CDT)** certification. I liked the fact that CSI is a very interdisciplinary organization in the construction industry, which brings together all the different players in any construction project, be it buildings or infrastructure. Realizing that the CDT could serve as a "career accelerator," I enrolled for the Spring 2017 exam.

the CSI Metro New York Chapter **Technical Article Program**

My preparation for the exam was an education in itself. I thoroughly studied the CSI's *Project Delivery Practice Guide*, and all the resources that were freely available online for the CDT exam including various webinars and engaged with the CSI online community. I found the members to be incredibly generous with their knowledge, answering every question with professional kindness. That preparation paid off when I passed the CDT exam with an 86%.

Bridging the Communication Gap

Earning the CDT gave me immense clarity and all-round understanding of the roles, responsibilities, liabilities and relationships of all the stakeholders in any construction project, including the architect, contractor, subcontractors, owner, manufacturers, various consultants to name a few. In my daily job, this in turn made the conversations and interactions with other teams easier and more productive which is very important for a smooth and successful project delivery.

The "Bigger Picture" of Documentation

Early on in my career, at my job in the architect's office, even while working on one drawing or a sheet at a time, it helped me easily understand the bigger picture of a well-coordinated construction documents set which is contractual as well as a legal binding document on any project. Construction is a very collaborative effort. I understood how the importance of a construction documents set to be clear, concise, complete and correct impacts during the construction stage where that literally becomes a set of instructions to put together a building. A good construction documents set plays a primary role in successful project delivery by speaking the right construction language understood clearly by contractors and subcontractors, thereby by reducing the number of RFIs and resulting in project delivery within the contract time and budget.

With the knowledge gained through CDT, I successfully produced entire construction documents sets for a wide range of projects of various occupancy types, including residential, institutional, retail, hospitality, educational, assembly spaces within various project delivery types including design-bid-build, design build, construction management, integrated project delivery and various franchise projects as well.

the CSI Metro New York Chapter **Technical Article Program**

Commitment to Growth

A few years ago, CSI transitioned the CDT into a full certification requiring ongoing continuing education (36 credits every three years). I welcomed this change. Staying current with industry standards and emerging technologies is not just a requirement; it is a way to ensure I am providing the best possible service to my firm and my clients.

A Foundation for Licensure

Perhaps most importantly, the CDT gave me the confidence to pursue my **Architect Registration Examination (ARE)** for licensure. To date, I have passed five of the six divisions. The knowledge I gained through the CDT acted as the perfect precursor to the AREs, providing the technical and contractual backbone needed to master the exams.

Whether you are a recent graduate or, like me, starting your career a little later, the CDT is a game-changer. I highly recommend it for anyone pursuing a career in the construction industry.

Jeseema Yasmin Asan B.Arch CSI CDT C.I.D

Thanks to our Friends at Metro Building Solutions, Inc. and Jeseema for providing our First Newsletter Technical Articles

If you are interested in joining in the program and sharing a Technical Article, please forward your article to:

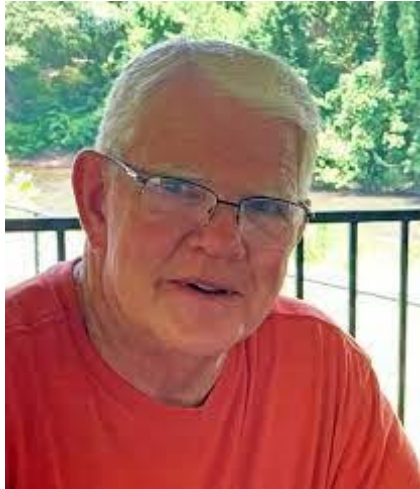
Bob Drake bob.drake@stvinc.com

Oliver Wilhelm oliver@wstudioarchitects.com

Kori Camacho-Onal kcamacho@enneed.com

Tom Lanzelotti tom_lanzelotti@gensler.com

the CSI Metro New York Chapter **Showroom Partner Program**



CSI Metro New York **Bob Crane Memorial** Showroom Partnership Program

For those of you who did not know Bob, he was our Chapter Programs/House Chair when we made the move from having our Chapter meetings in the basement at Annie Moore's to New York City Design Showrooms...

Bob raised the bar when it came to curating innovative programs & events and negotiating great locations...

To honor Bob's memory and dedication to our Chapter, the Board voted to name our Showroom Partnership Program in his honor...



At each of our Chapter Meeting held at various New York City Showrooms, we present our hosts with a **Bob Crane Memorial Showroom Partner Plaque** to recognize their support of our Chapter.

the CSI Metro New York Chapter **Member Spotlight**



Each month in our Chapter Newsletter, we would like to provide to celebrate your accomplishments, put a face to a name, and just get to know each other a little better via our **Member Spotlight** Page...

At each Chapter Event, we will place a call for Member Profiles...If you would like to be featured in our **Member Spotlight** page raise you hand at one of our Chapter Events!



This Could be You...

All it takes is to:

1. Provide us with a Headshot...
2. Provide us with a little insight into who you as a professional...Are you an Architect, a Designer, a Specifier, a Product Rep, a Product Manufacturer, an Engineer, a Contractor, etc.
3. Provide us with a little insight into who you are outside the business environment...
4. Let us know what makes you tick...

If you are interested in sharing a little about yourself, feel free to reach out to:

Kori Camacho kcamacho@enneed.com

Tom Lanzelotti tom_lanzelotti@gensler.com



the CSI Metro New York Chapter **Member Spotlight**



Jeseema Yasmin Asan

B. Arch, CSI, CDT, CID

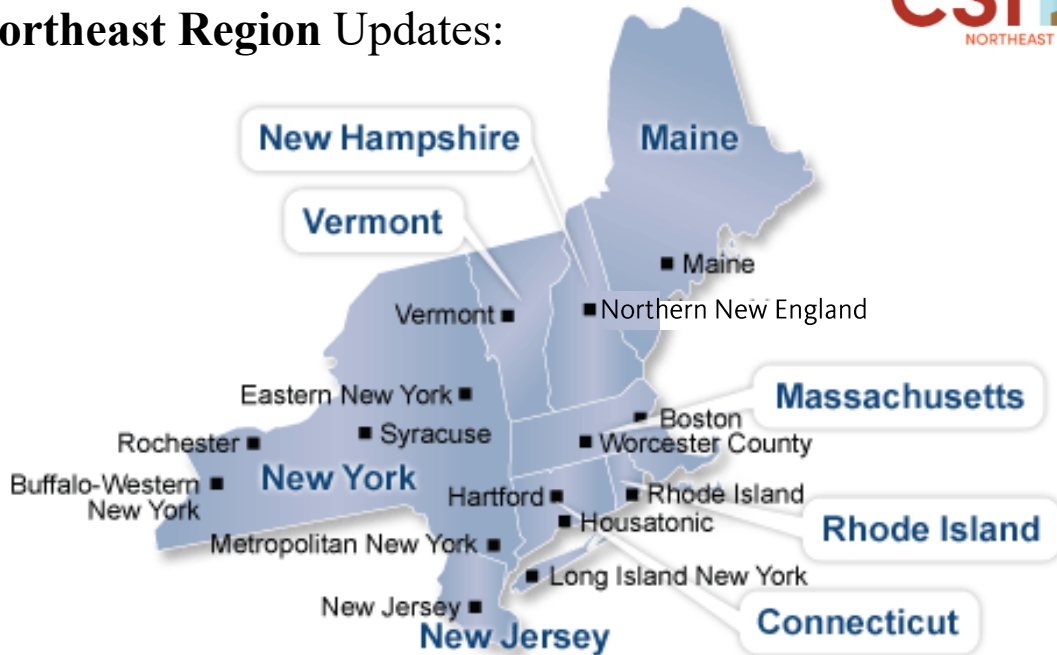
Jeseema Yasmin Asan is a Project Architect at Aiello Associates Architects, a well-respected architecture and construction firm based in Princeton, New Jersey. The firm has an impressive and diverse portfolio, with a particular focus on hospitality projects and residential substance abuse treatment center facilities – work that genuinely makes a difference in people’s lives.

Jeseema has led projects spanning an incredibly wide range: residential, educational, retail, mixed-use, healthcare, hospitality-restaurant and wedding banquet facilities, residential detox centers, and has also worked on airport redevelopment projects across the tri-state area.

Originally from India, she graduated with a B. Arch from Kerala University and is a licensed Indian architect. She moved to the USA after marriage to join her husband and thereafter pursued her architecture career. She is currently pursuing her ARE exams for registered architect designation in the USA. Besides working in architecture, Jeseema is a freelance Certified Interior Decorator and enjoys putting together beautiful homes for her clients.

Jeseema lives in New Jersey with her husband and two teenage sons. She enjoys gardening and reading. During her free time, you will find her reading by New Jersey’s scenic lakes while her husband and sons enjoy fishing.

Northeast Region Updates:



the Northeast Region CSI is comprised of 14 local chapters:

Metro NY (1950); Boston (1956); Buffalo-Western NY (1958); Hartford (1963); Syracuse (1964); Rochester (1964); Rhode Island (1965); New Jersey (1966); Eastern NY (1967); Vermont (1968); Worcester (1968); Housatonic (1969); Northern New England(1970); Long Island (1970)

the Mission of the Northeast Region is to:

“Build Strong Chapters through Communication and Collaboration”

The Region employs **Terri Bracken** as our marketing support administrator to help the Chapters. Some of the Chapters are involved in utilizing the Dynamic Chapter Program offered by National. Our region administrative assistant Terri Bracken attends these webinars and is always willing to offer her expertise. Terri can also provide services to the chapters by completing AIA submissions and certificates, creating newsletters, chapter invites and coordinating RSVPs. Terri is always excited to hear from the Chapters. In a short time, all the Chapters will be having elections for 2021. She is reachable at 508-523-4704 and neregion@gmail.com



Northeast Region Updates:

Thanks to the outgoing **CSI Northeast Region Board**

Executive Committee:



President
Frank Mruk



Vice President
Oliver Wilhelm



Secretary
Barton Ross



Treasurer
Roy Olsen



**Immediate Past
President**
Ken Lambert

Voting Board Members:

Boston Director: Kristin Norwood

New Jersey Director: Anthony Stazzone

Buffalo Director: Jim Bourgeois

Northern New England Director: Ken Lambert

Eastern NY Director: Steven Van Hoose

Rochester Director: Allison Shannon

Hartford Director: David Newman

Syracuse Director: Kevin Phillips

Housatonic Director: Roy Olsen

Vermont Director: Rebecca Campbell

Long Island Director: Paul Commesso

Worcester Director: Maria Smith

Metro NY Director: Erin Spadavecchia

Non-Voting Member:

Institute Director: Tom Lanzelotti

Northeast Region Updates:

Welcome to the new **CSI Northeast Region Leadership**

Executive Committee:



President
Oliver Wilhelm



Vice President
Kristen Norwood



Secretary
Barton Ross



Treasurer
Roger Hoyt

Voting Board Members:

- Boston Director: TBD
- Buffalo/Western NY Director: Jim Bourgeois
- Eastern NY Director: Steven Van Hoose
- Hartford Director: Tom Gribbin
- Housatonic Director: Eric Kesegi
- Long Island Director: Paul Commesso
- Metro NY Director: Erin Spadavecchia
- New Jersey Director: Anthony Stazzone
- Northern New England Director: Wayne Wheeler
- Rochester Director: Allison Shannon
- Syracuse Director: Kevin Phillips
- Vermont Director: Stephen Poston
- Worcester Director: Maria Smith

Non-Voting Member:

- Institute Director: Frank Mruk

Committee Chairs:

- Awards Committee: Barton Ross
- Certification Committee: Jim Bourgeois
- Nominating Committee: Paul Commesso
- Audit Task Group: Roy Olsen
- Finance Committee: Rebecca Campbell
- Social Media Committee: Kevin Phillip &
Erin Spadavecchia
- Membership Committee: TBD
- Region Conference Committee: TBD

Northeast Region Updates:

Congratulations to the Buffalo Chapter for a great Region conference!



Some Conference Highlights:

Friday, May 15, 2026: Morning Tours



Northeast Region Updates:

Friday, May 15, 2026: Lunchtime Keynote Programs



Existing and historic buildings are often perceived as limiting, constrained by code restrictions, structural uncertainty, and regulatory complexity. In practice, however, these buildings present unique opportunities to deliver high-performing, code-compliant, and economically viable projects when approached with the appropriate process, coordination, and technical understanding.

This presentation explored practical strategies for executing adaptive reuse and historic rehabilitation projects, grounded in real-world experience across a variety of building types. Using case studies from the City of Buffalo, including Silo City, the rehabilitation of the Hotel Lafayette, and ongoing work at the Buffalo Central Terminal among others, the session examined how design teams can effectively evaluate existing conditions, navigate regulatory requirements, and integrate modern building systems within historic fabric.



Paul R. Lang
AIA, LEED AO BD+C
Managing Principal
Carmina Wood Design
PRESENTER

Northeast Region Updates:

Friday, May 15, 2026: Afternoon Learning Programs



This session featured a moderated, panel discussion involving an architect, building product representative, contractor, and owner. In this session, a series of questions were posed, one at a time, to each panelist concerning product evaluations, selection, and procurement. Attendees of this panel discussion were able to clearly contrast the answers furnished by each panelist and thereby achieve a greater understanding of the drivers behind product selection, based on each participant’s role.



Steve VanDyke
RA, CCS, CDT, NCARB
Nault Architects, Inc.
MODERATOR



Kimberly Navaroli
AIA
State University of New York at Buffalo
OWNER



Cam Featherstonhaugh
FCSI, AIA, NCARB
TruexCullins
ARCHITECT



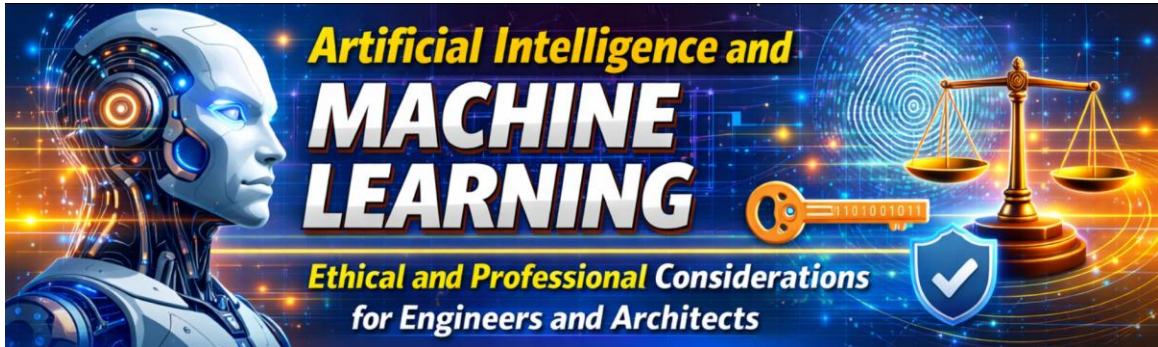
Paul Fogarty
CSI, CCPR, CDT
Westwood USA
ALT Global
PRODUCT REPRESENTATIVE



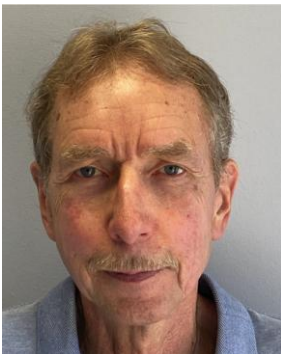
Ken Lambert
CSI, CSL
Cocoon, Inc
CONTRACTOR

Northeast Region Updates:

Friday, May 15, 2026: Afternoon Learning Programs



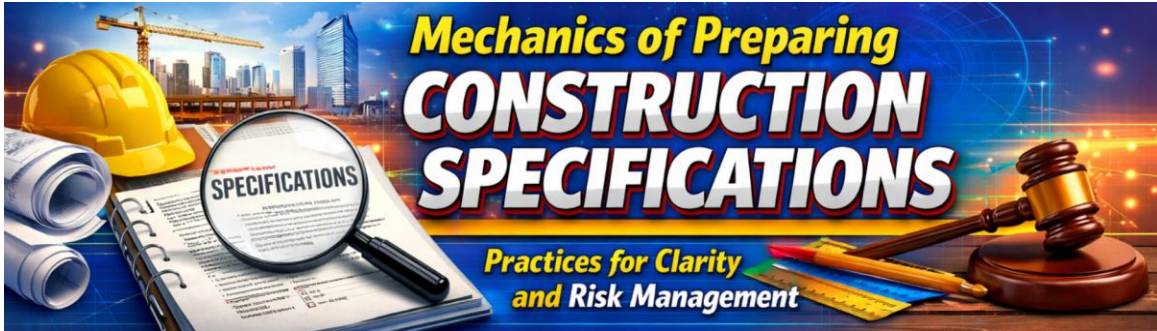
This session presented basic historical information on AI, as well as definitions of AI and machine learning. Engineers' and architects' key concerns relative to using AI were identified, along with considerations for design firms that are implementing AI and need to establish policies on appropriate AI use by employees. Considerations for AI use into the future were addressed. Design firms' use of common large language models, such as ChatGPT and Microsoft Copilot, were discussed. The presentation addressed common problems associated with AI use, such as hallucinations and cyber attacks.



**Larry
Zamojski**
PE, Project Manager
Hatch Associates Consultants, Inc.
PRESENTER

Northeast Region Updates:

Friday, May 15, 2026: Afternoon Learning Programs



Some people may consider construction specifications to be unappealing, overly voluminous, and even boring. Certain folks have even suggested, “*nobody* ever reads the specs”. Despite construction specifications often getting this type of short-shrift, they are an exceedingly important and, we would argue, *essential*, element of any set of construction documents. Specifications without clear, concise language, with improper grammar, terminology, and phrasing, where requirements are difficult to locate, and that are not properly coordinated with each other and other elements of the construction documents, have strong potential to result in bidders’ and contractor’s requests for interpretation or clarification, addenda, and construction phase changes, claims, and disputes. Thus, proper attention and effort devoted to developing clear, concise, correct, and complete specifications during the project’s final design will reap substantial benefits during the bidding and construction phases.

This presentation communicated the types of information and requirements that should be indicated in the specifications versus what should be shown on the drawings; essential tips for properly organizing construction documents, including the specifications; the need for proper coordination among the construction documents; specifications writing style; specifications wording, including words to avoid; use of numerals, symbols, and abbreviations in construction documents; and other useful advice.



Kevin O’Beirne
 PE, FCSI, CCS, CCCA, CDT
National Manager of Engineering Specifications
HRD Engineering
PRESENTER

Northeast Region Updates:

Friday, May 15, 2026: Afternoon Learning Programs

We didn't Turn it Around on a Dime: Historic Rehabilitation Tax Credits

Buffalo's Renaissance has been considered by many to be an over-night phenomenon – if only this were true. Our position as the terminus of the Erie Canal established Buffalo as the largest inland port and the wealthiest city per capita in the United States at the turn of the 20th Century. The city had one of the nation's largest rail networks for freight and passenger traffic, second only to Chicago. Buffalo was the world's largest flour milling center, had major steel mills, and manufactured everything from automobiles to malt and beer. However, like many rust belt cities Buffalo saw a post-industrial decline towards the end of the 20th Century, marked by a loss in manufacturing jobs and population. As a result, Buffalo was left with a portfolio of vacant or underutilized buildings – industrial daylight factories and grain elevators, commercial corridors, and institutional buildings.

There are many factors that have contributed to Buffalo's Renaissance, including the utilization of Historic Rehabilitation Tax Credits as an economic strategy in the rehabilitation and adaptive re-use of historic buildings. Historic Preservation Tax Incentives, established by the Tax Reform Act of 1986 and amended by Public Law No: 115-97 on December 22, 2017, are available as an incentive for preservation, specifically, a 20% federal tax credit is available for the “certified rehabilitation” of a “certified historic” structure. Similarly in New York State a 20% state tax credit is available. For projects with qualified rehabilitation expenses (QREs) under 2.5 million dollars a 30% state tax credit is available. Further, the syndication of these credits provides upfront capital to the developer, often filling funding gaps in a project's capital stack.

Examples of projects in Buffalo include the Kam Malt House; Hens & Kelly Department Store; the Buffalo General Electric Company Building, and the Buffalo Psychiatric Hospital.

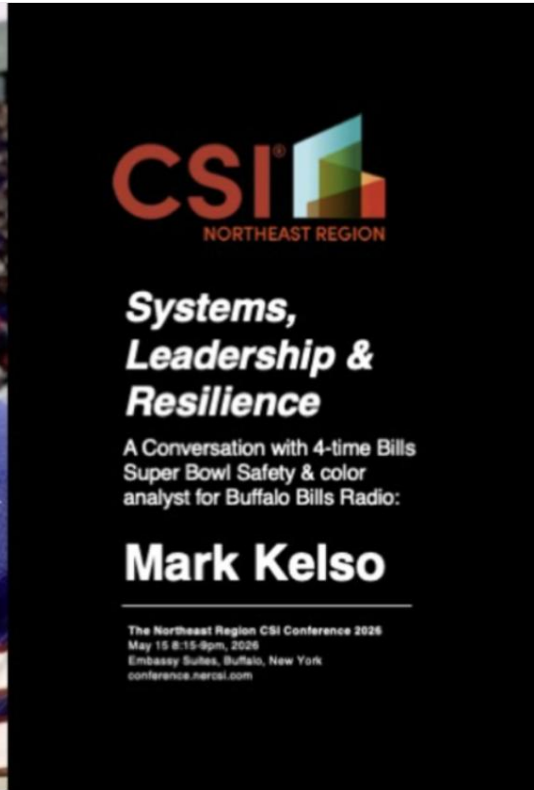


Kerry L. Traynor
March, MS Architectural History
President
KTA Presentation Specialists, LLC
PRESENTER

Northeast Region Updates:



Friday, May 15, 2026: Dinner Keynote Program



NER CSI President Frank Mruk held a conversation with former Buffalo Bills icon Mark Kelso. As a four-time Super Bowl safety and a veteran color analyst for the Bills, Kelso brings a rare perspective on what it takes to maintain elite performance under pressure. Mruk and Kelso will explore the compelling parallels between the gridiron and the construction site, diving deep into:

- The Anatomy of High-Performance Systems:** How to define, design and execute high-functioning teams
 - Leading Through Pressure:** Practical strategies for navigating adversity in high-stakes professional environments
 - Building Resilience Across Disciplines:** Translating the mental fortitude of professional sports into long-term project success and resiliency
- Whether working in architecture, engineering or construction, this session offers attendees fresh perspectives on what high performance teamwork truly entails.

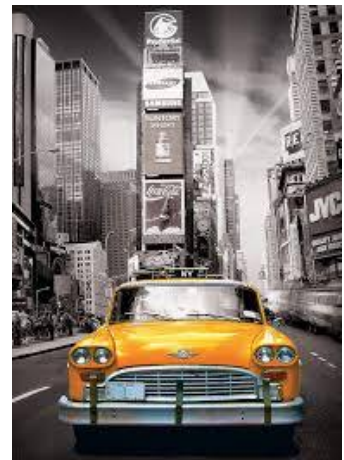
Northeast Region Updates:

Friday, May 15, 2026: the Annual Scholarship Auction



The annual Northeast Region Conference Scholarship Auction was a **BIG SUCCESS** with money raised to provide **five \$1,000.00** Scholarships...

Our Metro New York Chapter basket consisted of the following:



Three New York City Puzzles



Three 4-packs of Beer



Two Bottles of Wine
WÖLFFER ESTATE



Northeast Region Updates:

Saturday, May 16, 2026: Professional Leadership Development Day

Northeast Region Meeting



Northeast Region Update
with Frank Mruk



Institute Update & Discussion with
Tom Lanzelotti & Jarrod Mann



Northeast Region Updates:

Saturday, May 16, 2026: Professional Leadership Development Day

SpecTalks:



“Niagara Falls Daredevils”

Gaelan Baillie

A lifelong resident of Niagara County and a longtime promoter of Niagara Falls history, Gaelan recently taken his love of local history to another level, re-locating, expanding and re-opening The Daredevil Museum in Niagara Falls, showcasing artifacts and stories of daredevils and local legends.



“Seeing the World through Stained Glass”

Magen McElfresh

Magen is a creative catalyst and third-generation, stained glass artisan with deep roots at the intersection of preservation trades, glass art, and community service, She has spent her career championing initiatives that connect craftsmanship with community revitalization.

Magen uses glass, research, and deep knowledge of place to help communities reimagine what’s possible. From centuries-old windows to crystalline planes of new work, she helps people shape beloved spaces with vision and intention , championing public awareness in sustainable stewardship where bold creation and careful preservation work hand in hand.



“Penguins, Icebergs, and Glaciers: A Visit to Antarctica and Patagonia”

Kevin & Maureen O’Beirne

Kevin and his wife shared photos and facts from their recent trip to the Worlds southernmost, highest, and windiest continent. Covering 14.2 million square kilometers, Antarctica is almost entirely (98%) blanked by an ice sheet. Antarctica is governed by the Antarctic Treaty System, which ensures the continent is used exclusively for peaceful scientific research and environment protection. It has no indigenous population or official government, and military activities are banned. Over 30 countries operate around 70 permanent and summer-only research stations to study climate change, glaciology and astronomy.

Northeast Region Updates:

Saturday, May 16, 2026: Professional Leadership Development Day



Barton Ross, Chair of the Region Awards Committee presented this year's awards on behalf of Northeast Region Nominating Committee...

Congratulations to this year's award recipients"

- Region President's Award to Kevin O'Beirne, PE, FCSI, CCS, CCCA, CDT
- Outgoing Institute Secretary Citation to Jonathan Miller, AIA, FCSI
- Outgoing Institute Director Citation to Joe Lobdell, AIA, CSI
- Outgoing Institute Director Citation to Ken Lambert, CSI
- Outgoing Institute Vice-President Citation to Frank Mruk, FAIA, CSI
- Donald J. Colosano Newsletter Award to the New Jersey Chapter for the Crier
- Electronic Publication Award to the Buffalo/Western New York Chapter
- Chapter Membership Award to Vermont – Highest Increase in Membership
- Chapter Membership Award to Long Island – Highest Increase in Membership
- Certificate of Appreciation to the Conference Planning Committee

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Remembering Marty Helly...

The Worcester Chapter mourns the unexpected loss of Marty Helly, a CSI member since 1987 and a friend, mentor and leader for countless members throughout the Northeast Region. A registered architect by degree, and an independent specifier by profession, with a CDT and CCS, Marty was a tireless champion of CSI and the quintessential career volunteer.

At the Chapter level, Marty served as President and Vice President of the Worcester and Metro New York chapters multiple times, holding Board level leadership positions in both Chapters and chairing committees including the Frybergh Scholarship Award and Chapter By-Law Task Committees. Marty presented multiple programs for the Chapter annually and was always quick to help others develop programs of their own.

At the Region Level, he served as President, Vice President and Secretary and chaired over half a dozen committees including Finance, Audit and Certification. He served as a CDT instructor for the Region's CDT training classes, was a representative to the President's Council and presented programs regularly at Region Conferences. As Conference Committee Chair, he was the primary force behind organizing and coordinating conferences within the Region for at least the last ten years. Most Chapter Presidents would likely agree that they could not have pulled off the conference without his leadership. Marty was awarded the Distinguished Service Award, the highest award the Region can bestow, in 2016.

At the Institute Level, he served as Institute Director and on the Institute Education Committee. He was a corresponding member for the Spectext Review and MasterFormat Review committees. He served as a convention delegate for over 25 National Conventions, not just by attending but by participating in leadership and committee workshops and advocating for his Chapters and Regions at the annual meetings.

His 39 years of involvement in CSI made him the respected authority on the history of the Northeast Region, and he would joyfully recount the tale of the skunk and bugle at each Region Conference. His passing leaves a huge void in the CSI community that will be hard to fill. I, and many others, credit my personal development in CSI and my level of involvement to Marty's relentless patience, guidance and mentoring. Marty, you will be sorely missed.

Words from Steve VanDyke,



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Marty left an indelible mark on CSI in the Northeast Region. His passion for the work and the people in CSI was second to none. The hole left by his passing is massive and cannot be filled. I will miss him greatly.

Cam Featherstonhaugh, Vermont

Marty's enthusiasm for CSI and his willingness to share his values and experience made him someone who will be sorely missed. I am no longer residing in the Northeast, but I can verify what has already been said about him from my brief encounters with him.

Cliff Marvin, Mt. Rainier

Marty has been a fixture here in the Northeast region, and great help to all of us who volunteer at the region level. He will leave behind a great hole in our future region meetings. His dedication to CSI has been a true boon to the region.

- Rebecca Campbell, Vermont

Marty's passing leaves a giant hole within the CSI community, especially here in the Northeast. He's been a 'larger than life' fixture within this group for as long as I have been involved with CSI. It's not going to be the same without him. My thoughts and prayers go out to his family.

- Susan Borne, Boston

Marty had much knowledge and advice to give, which he gave me plenty of over the course of the past 8-10 years. I enjoyed as well having a couple adult beverages with him at various "after-party socials" at some of the region conferences. He and I had some fun creating and procuring a proper alcohol and mixers list. It was straight out of Division 1

- Ken Lambert, Northern NE

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Remembering Marty Helly...

Marty was very good, kind, patient, and tireless person. As one of the people currently planning the Northeast Region Conference, to be held here in Buffalo in mid-May, I found Marty's advice and guidance invaluable, knowledgeable, and always politely given. Our committee was, by far, far better off with his advice and guidance.

- Kevin O'Beirne, Buffalo

I did not know Marty very well, but from what I witnessed was that he had a servant's heart. He was a blessing to CSI, and I am sure he was a blessing to all he met. There was a sense of strength in peace that emanated from him. That is not a worldly given quality. That comes from a transformed heart. He was a good man to be around, and I am sure walks with the saints who have gone on before us.

- Dave Rood, Buffalo Chapter President

I share many memories with Marty and many glasses of Tullamore Dew! I will always have those recollections when I think of CSI and will always see his visage in the golden liquid from Ireland!

- Jim Grucella, CSI Member Emeritus

I am emotionally shaken at our loss of Marty to our CSI community, friends and family. I served together with Marty as the NH Chapter President, NE Region Awards Committee Chair and as the NE Region Treasurer. He will be missed.

- Dale Doller, CSI Emeritus

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Remembering Marty Helly...

Like everyone in our community I am devastated by the news and loss of Marty. The man could run a group. My time on the North East board working under Marty was the highlight of my CSI career.

- Tom Scriven, Metro NY

We have lost a true mentor, a leader, and a friend. Hug those around you and treat every day like it really matters.

- Don Cherry Jr., Worcester

I owe much of my professional journey to Marty's guidance. Early in my career, Marty took me under his wing and saw potential in me that I hadn't yet seen in myself.

He was the one who first placed me on committees for the New York Chapter, patiently mentoring me and navigating me through the intricacies of CCS certification and our organization. It was because of his steady encouragement and belief in my leadership that I had the opportunity to become President of Metro NY CSI so early in my career. He wasn't just a colleague; he was a bridge to the future of this institute for me and many others.

- Frank Mruk, Northeast Region President

In honor of Marty's long-time passionate service and dedication to the Northeast Region, the Board unanimously voted to rename the Northeast Region Distinguished Service Award to **the Martin J. Helly Distinguished Service Award**

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Closing the 2026 Northeast Region Conference...

In a ceremony similar to the Olympic Games, the conference leadership was transferred from the Buffalo Chapter to a Tri-Chapter team (Metro New York, New Jersey, and Long Island)...

Jim Bourgeois blew the ceremonial horn signifying the end of the Buffalo Conference and turned over **the Horn Plaque** and **Pepe the Skunk** to Oliver Wilhelm, President of the Metro New York Chapter.

Part 1-The HORN PLAQUE: The tradition of the horn and horn plaque was initiated at the 1972 June Regional Conference in Rhode Island where the horn was given by and first blown by the Rhode Island Chapter, at the end of the Conference. The plaque houses the names of each host chapter as well as the horn and the back of the plaque has the following reading that is recited as the transition for Conference leadership:



“May this horn pierce the fogs of lethargy that will beset us, and by its tuneful last serve as an inspiring reminder of all the work that has been done and herald our advance into the future.”

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Closing the 2026 Northeast Region Conference...

Part 2-PEPE the SKUNK: The origins and tradition of PEPE the Skunk is a little less clear with various accounts that take us all back to the New York/New Jersey Region Conference held at Bear Mountain State Park (New York) in May of 1972 (two conferences that year).

At that conference, a real skunk wandered into the gathering area a sprayed, creating a memorable and unpleasant moment for the attendees and a long-running joke within the Region.



Later conference organizers began using a stuffed skunk mascot as a ceremonial object passed between host chapters, eventually becoming part of the **“Skunk and Horn”** ritual.

So, what really is the story? There is the Boston Chapter Story...There is the New York Chapter Story...There is the Newark/North Jersey Chapter Story...and There is the Albany Roadside Souvenir Shop Story...

I am buying the Albany Roadside Souvenir Shop Story which goes like this:

After the Bear Mountain State Park conference, where the original skunk incident occurred, several members from the Eastern New York/Albany Area Chapter were driving back north along the Hudson Valley corridor and stopped at a roadside tourist shop/gas station and spotted a cheap stuffed skunk toy among the novelty souvenirs. As the humor of it all was still strong, one in the group said: “We should bring this Skunk to the next conference, so no one forgets what happened.” They brought the skunk to the next conference and during a social event at the late- night Hospitality Suite, presented it to the next conference host chapter as a mock “Award” and the traveling-skunk tradition began...So the **Skunk & Horn** are now in the possession of the Metro New York Chapter...Oliver?

National Updates:



CSI NATIONAL:

- Comprised of 10 Regions
- Institute website: www.csiresources.org

National Updates:



CSI NATIONAL CONFERENCE

2026 CSI National Conference

Gain new skills and grow your network. Join more than 400 of your peers as we discover the trends shaping our industry and share strategies for helping you navigate the changes ahead.

October 7-9 | Phoenix, AZ



Built-In Networking

Impactful Sessions

Community Celebration



National Updates:



The **Master Specifier's Retreat (MSR)** is a two-day, immersive experience that places architects, specifiers, engineers, and contractors at the forefront of building product innovation.



MEET

Meet one-on-one with building product manufacturers and experts in technical consultations.

Get feedback and technical guidance on the impact of product and material innovations.

SOLVE

Solve project challenges with up-to-date information and knowledge from industry counterparts that you can put into practice immediately.

REIMAGINE

Reimagine your practice through cutting-edge education and networking. Learn from thought leaders and meet knowledgeable peers in an intimate professional development environment.

2027 Winter MSR

February 17-19

Hyatt Regency Lost Pines Resort & Spa
Near Austin, TX

Join the Early Access List

<https://consti.realmagnet.land/msr-early-access-sign-up-winter-2027>

So Why CSI?



CSI...an organization comprised of a diverse, cross-sectional group of design + construction professionals focused on improving the built environment through collaboration and leveraging ideas & experience...

ADVANCE Your Career

Be confident in your role in the construction project and earn your employer's confidence in your skills and knowledge. As a part of the CSI Community, you have added resources to earn your certificate as a Construction Document Technologist (CDT) or one of the advanced CSI certifications...

STAY Up-To Date

CSI brings you the best in construction building communications, CSI's monthly peer-reviewed magazine, "The Construction Specifier", discusses the latest trends in construction building and design. CSI Weekly e-newsletter keeps you up-to-date on issues and events affecting your profession and the industry. And your local chapter keeps you current on the issues important to where you live and work...

CONNECT with Colleagues

Engage with colleagues from around the world on www.csi.resources.org, join an on-line community and your local chapter. You know how valuable it is to be a member of professionals from every facet of the industry...

DRIVE the Industry

CSI volunteers develop the standards and formats that guide construction communication. They create MasterFormat, the Practice Guides, and many other projects and programs vital to the construction community. As a member of CSI, you can volunteer and drive the industry locally and nationally...

are you ready for your **VIP** Member Experience?



Why Would a **Contractor** Join CSI?

A contractor joins the Construction Specifications Institute (CSI) to master industry standards, improve project execution, and network with key decision-makers. The institute offers several specific advantages for construction professionals

- **Mastering the "Common Language":** CSI sets the standardized language of the industry, including MasterFormat. Understanding these systems helps contractors interpret design intent accurately, preventing costly miscommunications and ensuring precise bids.
- **Building Professional Credibility:** Contractors can earn the Construction Documents Technologist (CDT) certification or other advanced credentials. These establish proven expertise in contract administration and documentation, which helps in winning bids.
- **Accessing Networking Opportunities:** Membership connects contractors directly with architects, engineers, building product manufacturers, and project owners. This builds a strong referral pipeline and fosters relationships that lead to new business.
- **Enhancing Project Management:** CSI provides training on how materials interact, proper documentation, and risk mitigation, empowering contractors to run more efficient, compliant, and profitable jobsites.

Why Would a **Design Professional** Join CSI?

Design professionals join the Construction Specifications Institute (CSI) to master the project delivery process, write clearer contracts, and build cross-industry networks. It provides architects and engineers with the resources needed to prevent liability issues, successfully translate designs into built realities, and advance their careers.

- **Industry-Recognized Certifications:** Earn credentials like the Construction Documents Technologist (CDT) or Certified Construction Specifier (CCS). These set you apart from competitors and prove your mastery of construction documentation and contract administration.
- **Standardized Frameworks:** Learn and utilize the industry-standard formats (like MasterFormat) to organize project manuals, detail materials, and communicate effectively with contractors and manufacturers.
- **Local and National Networking:** Connect with local industry peers, including engineers, contractors, and product representatives, through local chapters.
- **Continuing Education:** Gain access to specialized articles, guidelines, and seminars that keep you updated on new building materials and evolving construction best practices.

are you ready for your **VIP** Member Experience?



Why Would a **Building Product Manufacturers** Join CSI?

A building product manufacturer joins the Construction Specifications Institute (CSI) to master industry standards, improve project execution, and network with key decision-makers. The institute offers several specific advantages for construction professionals

- **Getting Specified:** Connecting with architects, engineers, and specifiers to ensure your materials meet project requirements and are directly written into project manuals.
- **Industry Standards:** Gaining a deep understanding of CSI MasterFormat, allowing you to organize your product data and literature the exact way design professional search for it.
- **Credibility:** Opportunities for staff to earn the Certified Construction Product Representative (CCPR) designation, proving to specifiers that you understand construction documentation and how to serve their needs.
- **Networking:** Direct access to project owners, contractors, and decision-makers at CSI National Conferences, Regional Conferences, and local chapters.

Why Would an **Owner or Facility Manager** Join CSI?

Owners and Facility Managers join the Construction Specifications Institute (CSI) to master the project delivery process, reduce facility lifecycle costs, and streamline operations through standardized building information management.

- **Mastering Industry Standards:** Access universally recognized organizational systems like MasterFormat and UniFormat, which allow facility managers to systematically organize O&M manuals, warranty data, and assets for easy retrieval during daily operations and future renovations.
- **The CDT Credential:** Earning the Construction Documents Technologist (CDT) certification ensures you know exactly how construction documents are written, interpreted, and enforced. This knowledge prevents costly change orders and simplifies project closeouts.
- **Multidisciplinary Networking:** Connect directly with architects, engineers, contractors, and building product manufacturers. This network provides direct lines of communication when troubleshooting building issues, planning renovations, or seeking expert advice.
- **Improved Project Execution:** Learn how to clearly communicate your exact operational requirement to design teams, ensuring the final constructed facility aligns perfectly with your long-term business objectives.

are you ready for your **VIP** Member Experience?