SPAR METHOD

PRESERVING THE PAST.
ENSURING THE FUTURE.

Inside the Method

WE ARE


SPAR

SPAR ARCHITECTS

Scott J. Profeta, RA is the founder and principal of SPAR Architects, a firm specializing in façade restoration, building envelope consulting, and advanced inspection technologies. He established SPAR to carry forward the core principles of the pioneers of historic restoration—preserving the architectural character of existing buildings while integrating modern technology to keep them safe and viable for future generations.

SPAR combines traditional restoration expertise with innovative tools such as rope-access inspections, drone documentation, and precise 3D modeling.

Under its leadership, SPAR has developed a methodology that balances preservation and innovation—respecting the architectural character of existing buildings while incorporating modern tools that enhance safety, efficiency, and long-term performance.

PRESERVING THE PAST, ENSURING THE FUTURE

SPAR Architects operates as a focused exterior systems practice built on collaboration between licensed professionals, field technicians, and technical specialists. Our team includes architects, engineers, rope access technicians, certified drone pilots, project managers, and client advisory staff working in coordination from initial assessment through repair implementation.

This structure allows field investigation, digital documentation, regulatory compliance, and repair planning to function as one continuous process. Each discipline reinforces the others, ensuring that inspection findings translate into informed design decisions, accurate reporting, and efficient project implementation.

ROOTED IN THE CITY

Operating from the center of the New York City metropolitan region, SPAR serves properties throughout the five boroughs and Northern New Jersey. Our regional presence allows us to respond efficiently to projects across diverse building types, ownership structures, and urban conditions.

Working within one of the most complex regulatory and architectural environments in the country informs our approach. Local knowledge, combined with technical expertise, enables SPAR to navigate exterior safety requirements while supporting the long-term performance of the buildings we serve.

CAPAB

ILITIES

PROFESSIONAL SERVICES

Today's fast-breaking technology demands a generalist overview and one-point responsibility; that is SPAR.

We are a technology-forward architecture firm specializing in exterior systems with an emphasis on efficiency, transparency, and technical accuracy. Our in-house team includes QEWIs, industrial rope access technicians, certified drone pilots, and digital modeling specialists working in coordination under one practice.

By combining direct field access with advanced photogrammetry, 3D modeling, and cloud-based documentation platforms, we provide clients with real-time visibility into inspections, restoration planning, and project progress. This integrated structure eliminates fragmentation and delivers a streamlined, data-driven process from assessment through implementation.

CORE SERVICES

FISP INSPECTIONS

Periodic exterior wall inspections performed by qualified design professionals, including close-up examination, documentation, and required Department of Buildings filing. Our in-house industrial rope access team allows direct observation of facade conditions without reliance on full scaffolding in many situations.

EXTERIOR RESTORATION

Repair design and construction oversight addressing deterioration, water infiltration, and facade stability to restore safe conditions and extend service life. Access strategies, including in-house rope access operations, are coordinated to safely reach areas that are otherwise difficult to evaluate and repair.

ROOF REPLACEMENT

Evaluation and replacement of roofing systems to restore weather protection, improve drainage performance, and protect underlying building components. Work is coordinated with facade conditions and existing envelope details to maintain overall exterior performance.

DRONE SURVEY

High-resolution aerial documentation used to supplement inspections and identify conditions in difficult-to-access areas with minimal disruption. Drone surveys are often used in combination with hands-on access methods to confirm observed conditions.

Scan for all SPAR Services

OTHER SERVICES

Building Condition Assessments

Evaluation of exterior and structural components to document conditions and guide maintenance or repair planning.

Building Alteration Review Services

Technical review of proposed alterations to ensure envelope compatibility and code compliance.

Leak Investigations

Targeted investigations to identify sources of water infiltration and building performance failures.

Parking Garage Assessment / Parapet (Local Law 126)

Inspection and reporting of parking structures and parapets in accordance with Local Law 126.

Industrial Rope Access

In-house rope access providing close-up evaluation of elevated and hard-to-reach exterior conditions.

Code + Zoning Review

Analysis of building code and zoning requirements to support compliance and project planning.

Sidewalk + Vaults

Inspection and assessment of sidewalk structures and vault areas for safety and compliance.

Special Inspections

Performance and documentation of required special inspections in accordance with NYC Building Code.

CLIENT JOURNEY EXPERIENCE

The project journey begins with the **Board of Directors (BoD)** or the **Building Owner** initiating the request and engaging a **Property Manager (PM)** to retain **SPAR**. SPAR then coordinates with the **PM** and **BoD** to define the project scope.

A walk-through of the property is conducted with key project representatives to assess existing conditions and align on objectives. **SPAR** performs a detailed survey, coordinates probes as needed, and develops design recommendations with cost considerations.

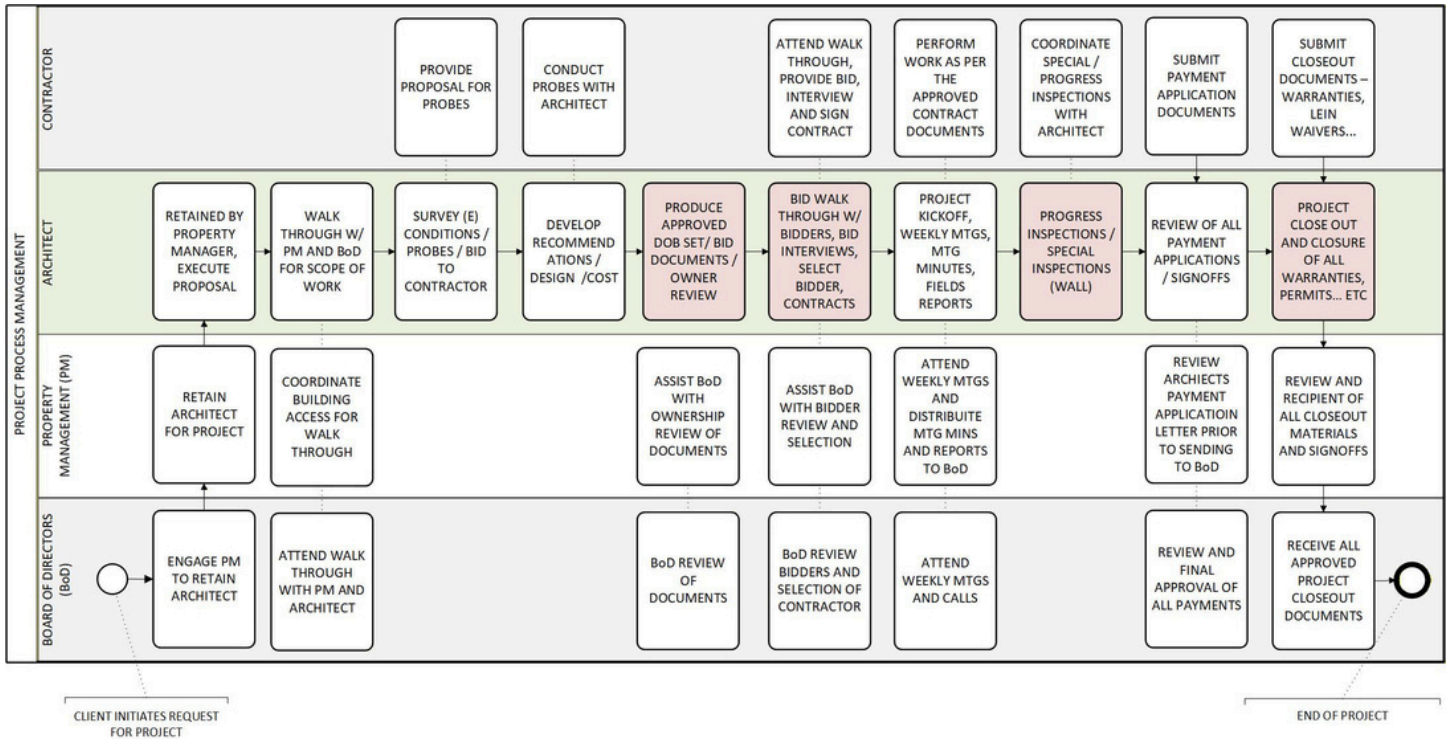
SPAR prepares a DOB-compliant drawing set and bid documents for **Owner** review. Once approved, the project enters the bidding phase, where SPAR coordinates walk-throughs, manages **Contractor** interviews, and assists the **BoD** in selecting a Contractor. Contracts are then executed.

During construction, the **Contractor** performs the work while **SPAR** provides construction administration, including meetings, field reports, and coordination of progress and special inspections. The **PM** and **BoD** remain engaged through regular updates.

The **Contractor** submits payment applications, reviewed by **SPAR** and the **PM** prior to **BoD** approval.

At completion, the **Contractor** provides all closeout documentation, including warranties and lien waivers. **SPAR** and the **PM** review for compliance before final acceptance.

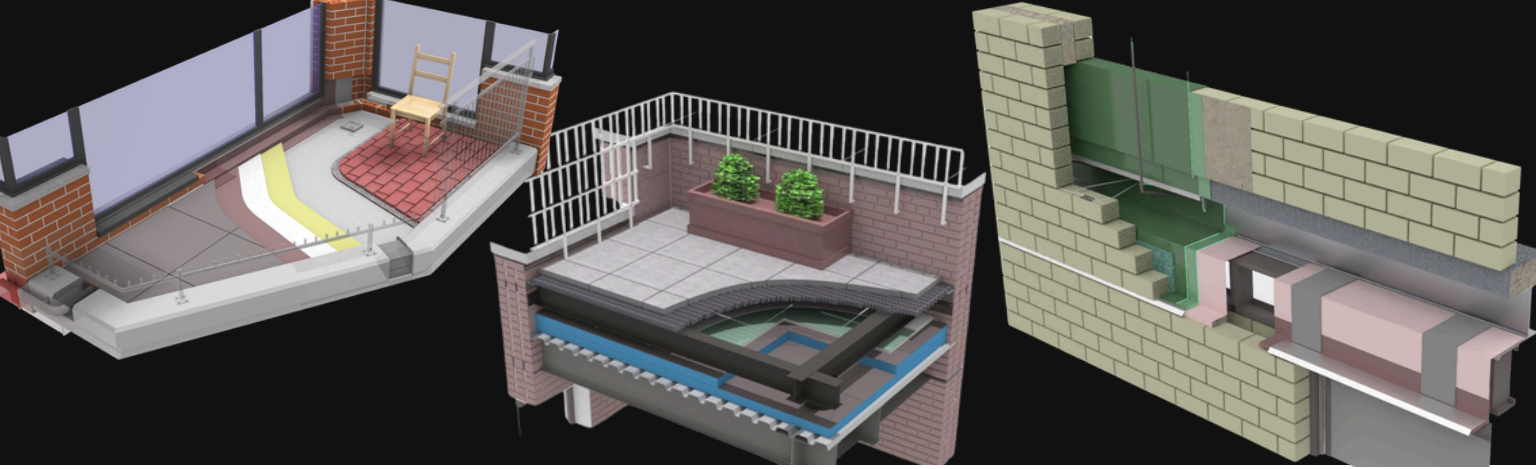
The process concludes with the **BoD** receiving all finalized closeout documents, marking the successful completion of the project.


PROJECT PROCESS MANAGEMENT
CONTRACTOR
ARCHITECT
PROPERTY MANAGEMENT (PM)
BOARD OF DIRECTORS (BoD)
PROVIDE PROPOSAL FOR PROBES
CONDUCT PROBES WITH ARCHITECT
ATTEND WALK THROUGH, PROVIDE BID, INTERVIEW AND SIGN CONTRACT
PERFORM WORK AS PER THE APPROVED CONTRACT DOCUMENTS
COORDINATE SPECIAL / PROGRESS INSPECTIONS WITH ARCHITECT
SUBMIT PAYMENT APPLICATION DOCUMENTS
SUBMIT CLOSEOUT DOCUMENTS – WARRANTIES, LEIN WAIVERS...
RETAINED BY PROPERTY MANAGER, EXECUTE PROPOSAL
WALK THROUGH W/ PM AND BoD FOR SCOPE OF WORK
SURVEY (E) CONDITIONS / PROBES / BID TO CONTRACTOR
DEVELOP RECOMMEND ATIONS / DESIGN /COST
PRODUCE APPROVED DOB SET/ BID DOCUMENTS / OWNER REVIEW
BID WALK THROUGH W/ BIDDERS, BID INTERVIEWS, SELECT BIDDER, CONTRACTS
PROJECT KICKOFF, WEEKLY MTGS, MTG MINUTES, FIELDS REPORTS
PROGRESS INSPECTIONS / SPECIAL INSPECTIONS (WALL)
REVIEW OF ALL PAYMENT APPLICATIONS / SIGNOFFS
PROJECT CLOSE OUT AND CLOSURE OF ALL WARRANTIES, PERMITS... ETC
RETAIN ARCHITECT FOR PROJECT
COORDINATE BUILDING ACCESS FOR WALK THROUGH
ASSIST BoD WITH OWNERSHIP REVIEW OF DOCUMENTS
ASSIST BoD WITH BIDDER REVIEW AND SELECTION
ATTEND WEEKLY MTGS AND DISTRIBUITE MTG MINS AND REPORTS TO BoD
REVIEW ARCHIECTS PAYMENT APPLICATIOIN LETTER PRIOR TO SENDING TO BoD
REVIEW AND RECIPIENT OF ALL CLOSEOUT MATERIALS AND SIGNOFFS
ENGAGE PM TO RETAIN ARCHITECT
ATTEND WALK THROUGH WITH PM AND ARCHITECT
BoD REVIEW OF DOCUMENTS
BoD REVIEW BIDDERS AND SELECTION OF CONTRACTOR
ATTEND WEEKLY MTGS AND CALLS
REVIEW AND FINAL APPROVAL OF ALL PAYMENTS
RECEIVE ALL APPROVED PROJECT CLOSEOUT DOCUMENTS
CLIENT INITIATES REQUEST FOR PROJECT
END OF PROJECT

APPR

OACH


PUBLIC SAFETY
BEGINS AT
THE FACADE



SPAR's work is built on a structured process that transforms field observations into clear technical guidance for building owners and project teams. Exterior building conditions are rarely understood through a single inspection alone. Meaningful evaluation requires coordinated field investigation, accurate documentation, and technical analysis that translates observed conditions into practical repair strategies.

Our workflow integrates direct site investigation, digital documentation, architectural analysis, and structured reporting into a continuous process.

Field observations are captured and organized using advanced documentation platforms and modeling tools, allowing our team to analyze deterioration patterns, develop repair strategies, and communicate findings clearly to clients.

By combining field expertise with modern digital workflows, SPAR provides building representatives with transparent information, coordinated project documentation, and a clear path from investigation through implementation.


EXISTING
CONDITIONS &
ON-SITE FIELD
REPORTING

PURPOSE

The first step in any exterior investigation is establishing a clear and accurate record of existing conditions. Buildings often contain numerous localized issues—cracking, displacement, water infiltration, and material deterioration—that must be documented systematically to understand the overall condition of the exterior envelope.

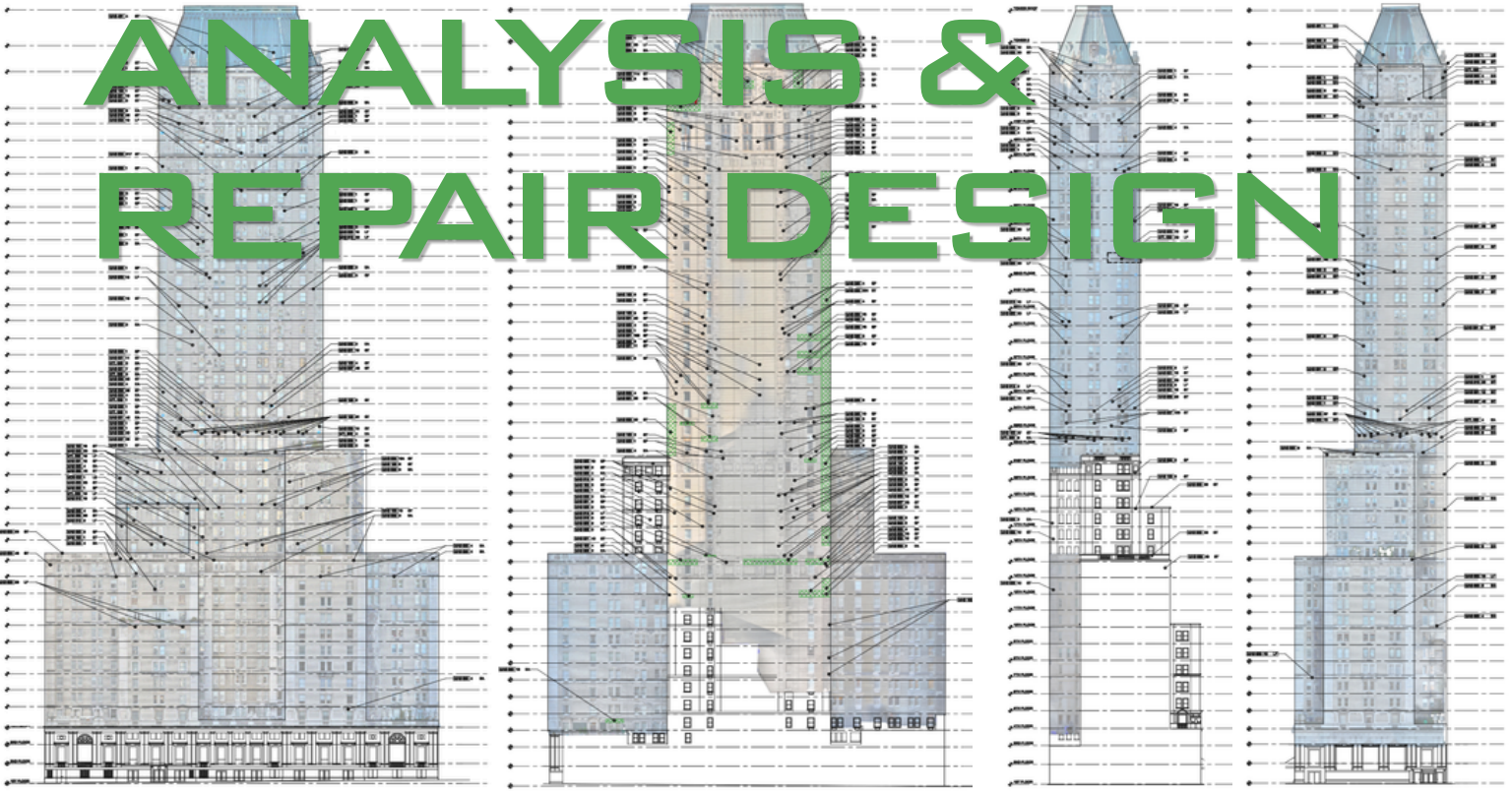
METHOD

SPAR conducts field inspections using rope access, drone imaging, and close-up façade observation. Conditions are documented in real time using digital platforms where issues are pinned directly to building imagery and drawings, allowing precise tracking and organized documentation.

OUTCOME

The result is a comprehensive visual map of the building's exterior conditions. Clients gain a clear understanding of where issues are located, how widespread they are, and which areas require further investigation or repair. This organized dataset forms the foundation for technical analysis and repair planning.

ANALYSIS & REPAIR DESIGN



PURPOSE

Once conditions have been documented, the next step is translating field observations into technical repair strategies. Exterior building repairs must address the underlying causes of deterioration while maintaining the architectural integrity of the structure.

METHOD

Documented conditions are analyzed and translated into repair strategies using architectural drawings and elevation studies. Areas of work are defined through technical documentation that identifies repair locations, materials, and construction methods.

OUTCOME

The outcome is a clear set of technical documents that define the required scope of work. Building owners and project teams gain a precise understanding of repair locations, construction methods, and project priorities, enabling efficient planning and contractor coordination.

PROJECT REPORTING & CLIENT DELIVERABLES

24098 RSI1 24098 2025 0819 - Structural Stability Special Inspection 1

Issue detail

#1362: STRUCTURAL STABILITY SPECIAL INSPECTION

Status	Pending
Type	S13 _SPECIAL INSPECTION > STRUCTURAL STABILITY SPECIAL INSPECTION
ID	[illegible]2
Pin	[illegible]

24098 -

Form detail

#28: RSI2 24098 2025 0909 - Structural Stability Special Inspection 2

Form date	Sep 9, 2025
Template	RSI1 24098 (2025)(mmdd) - Structural Stability Special Inspection 1
Description	This Special Inspection was performed in accordance with the applicable req of the New York City Construction Codes and approved construction docum limited to the items observed at the time of Inspection.

BID SHEET

A NORTH ELEVATION

#	DETAIL REF	DESCRIPTION	QTY	UNIT	
1	MAS 001	FACE BRICK REPLACEMENT W/ ANCHORS AND REINFORCEMENT	500	SF	$
2	MAS 005	BRICK JOINT REPOINTING	500	SF	$
3	MAS 006	TERRACOTTA JOINT REPOINTING	1500	LF	$
4	MAS 010	BACKUP MASONRY (ASSUME 1 WYTHE) W/ ANCHORS AND REINFORCEMENT	1500	SF	$
5	MAS 015	SILL REPLACEMENT - CAST STONE	50	LF	
6	MAS 016	SILL REPLACEMENT - TERRACOTTA - 39TH FLR	30	STONES	
7	MAS 020	LINTEL REPLACEMENT - BRICK	120	LF	
8	MAS 021	LINTEL REPLACEMENT - TERRACOTTA - 21ST FLR	60	STONES	
9	MAS 021	LINTEL REPLACEMENT - TERRACOTTA - 24TH FLR	20	STONES	
10	MAS 021	LINTEL REPLACEMENT - TERRACOTTA - 41ST FLR	10	STONES	
11	MAS 021	LINTEL REPLACEMENT - TERRACOTTA - 42ND FLR	50	STONES	
12	MA[illegible]1	LINTEL REPLACEMENT - TERRACOTTA - TYPICAL	20	STONES	
13	MAS 025	SPANDREL REPLACEMENT - BRICK	90	SF	
14	MA[illegible]6	SPANDREL REPLACEMENT - AC SLEEVE	4	EA	
15	MA[illegible]7	SPANDREL REPLACEMENT - TERRACOTTA - 21ST FLR	50	STONES	
	MA[illegible]7	SPANDREL REPLACEMENT - TERRACOTTA - 23RD FLR	80	STONES	
17	MAS 030	PARAPET REPLACEMENT - 15TH FLR	40	STONES	
18	MAS 030	PARAPET REPLACEMENT - 18TH FLR	60	STONES	
19	MAS 035	CORNER REPLACEMENT - 14th FLR	40	STONES	
20	MAS 035	CORNER REPLACEMENT - 17TH FLR	90	STONES	
21	MAS 035	CORNER REPLACEMENT - 18TH FLR	20	STONES	
22	MAS 035	CORNER REPLACEMENT - 20TH FLR	30	STONES	
23	MAS 035	CORNER REPLACEMENT - 21ST FLR	60	STONES	
24	MAS 035	CORNER REPLACEMENT - 23RD FLR	40	STONES	
25	MAS 035	CORNER REPLACEMENT - 38TH FLR	20	STONES	
26	MAS 035	CORNER REPLACEMENT - 39TH FLR	20	STONES	
27	MAS 035	CORNER REPLACEMENT - 41ST FLR	60	STONES	
28	MAS 035	CORNER REPLACEMENT - TYPICAL 1	310	STONES	
29	MAS 035	CORNER REPLACEMENT - TYPICAL 3	180	STONES	
30	MAS 040	WATERTABLE REPLACEMENT	10	STONES	

Meetings >

Minutes 01 Project Meeting Minutes #01

Date Jan 9, 2026 Time Select time - Select time Location Unspecified Video conference link Unspecified

Description

If any inform[illegible]on within this [illegible]ue of [illegible]eeting minutes do[illegible]t conform to yo[illegible]nder[illegible]ding of [illegible]mee please cont[illegible]he preparer i[illegible]ting [illegible]n five business [illegible] of the issue da[illegible]r these [illegible]ute[illegible]ll stan written.

Construction meetings are to be scheduled for 10 am on Thursdays. The next meeting is scheduled for **1/15/26.**

Items of note for the week of 1/5/2025:

- **Project Meetings**
  - Construction meetings are to be scheduled for 10AM on Thursdays.
- **Site Safety Plan (Pending)**
  - [illegible] is awaiting Engineer's letter to address objection on site safety plan.
- **Work Permit: Pending Approval**
- **Special inspector for welding & high strength bolting has been added to DOBNOW Application.**
- **Scaffold installation will be conducted in three phases.**
  - SPAR and [illegible] will notify building management 3-4 weeks prior to the start of work.
- **[illegible] awaiting terra cotta samples.**
- **Work/noise will begin at 8:30 am. Building management recommends 9:00 am.**
- **Notes on Mobilization**
  - [illegible] at 4th Floor (TBD).
  - Priority to begin at 18th floor (vacant units).
  - At street, DOT area to be confirmed with building.

Issue detail

#338 Field R[illegible]oo[illegible] #01

Status	Open
Type	F01 _Field Report > Field Report #01
ID	#338
Pin	2
Location	WEST > 20 > W4
Observation(s)	Example of previously repaired crack that continues to progress.
Directive(s)	See scope of work report.

PURPOSE

Accurate information must ultimately be communicated in a format that allows building owners and project teams to make informed decisions. Exterior projects often involve multiple stakeholders, including property managers, contractors, consultants, and regulatory agencies.

METHOD

SPAR compiles field findings, drawings, and repair recommendations into structured reports and project documentation. These materials support regulatory filings, contractor bidding, and ongoing coordination with project stakeholders.

OUTCOME

Clients receive organized documentation that supports project planning, contractor bidding, regulatory compliance, and construction execution. By translating technical analysis into clear and actionable information, SPAR ensures that building representatives can move confidently from investigation to implementation.

ROPE

ACCESS

PURPOSE

Rope access allows direct, close-up evaluation of elevated and difficult-to-reach exterior conditions without reliance on full-perimeter scaffolding in many situations. It provides precise observation of facade components while reducing setup time and minimizing disruption where appropriate.

Scan for Rope Access content

METHOD

SPAR's in-house industrial rope access technicians operate under controlled safety protocols in coordination with licensed design professionals. This integration enables real-time assessment of masonry, parapets, sealants, lintels, and other exterior elements, ensuring findings are documented accurately and translated directly into inspection reporting and repair planning.

OUTCOME

Rope access supports building owners, property managers, and boards requiring detailed facade inspections, targeted investigations, or restoration coordination. Deliverables include documented condition reports, photographic logs, repair recommendations, and regulatory filing support where applicable.

DRONE

ACCESS


Edit Mode
Show Cameras
Callouts
Autosync 3D View
...06101919_0122_V
...06101939_0142_V
...06101947_0150_V
...06101949_0152_V
...06102051_0205_V
...06102101_0215_V
...06102237_0261_V
...06102246_0270_V
...06102247_0271_V

PURPOSE

Drone surveying expands our ability to evaluate exterior systems with clarity and efficiency. It allows comprehensive documentation of roofs, upper elevations, parapets, and complex facade geometry without immediate reliance on staged access. This capability supports early analysis, condition verification, and informed repair planning.

Scan for Drone content

METHOD

Certified drone pilots capture structured aerial imagery, which is processed using advanced photogrammetry software to generate detailed 3D models. These digital outputs allow our team to extract dimensions, analyze deterioration patterns, and integrate visual data directly into inspection reporting and restoration strategy.

Cloud-based platforms provide organized, real-time access to imagery and models, ensuring transparency and clear communication throughout the project lifecycle.

OUTCOME

Drone services support owners, property managers, and project teams requiring efficient documentation, baseline mapping, or supplemental inspection evidence. Deliverables may include annotated aerial photography, interactive 3D models, and cloud-accessible image libraries that provide a comprehensive digital record of exterior conditions.

EDUC

ATION

KNOWLEDGE SHARING

SPAR hosts and/or provides off-site / virtual professional development sessions for property managers, building owners, boards, and industry professionals responsible for the management of existing buildings.

Hosted at our office and led by licensed architects and technical specialists, these sessions review topics such as façade safety regulations, building envelope performance, inspection programs, and long-term exterior maintenance planning.

Through presentations and open discussion, participants gain practical insights into common exterior building conditions, regulatory requirements, and strategies for maintaining safe and well-performing building envelopes.

ADDITIONAL RESOURCES

Access SPAR's digital reference materials for compliance guidance, project support, and general reference.

FISP Guidebook

Inspection cycle and filing guidance, and facade compliance essentials.

SPAR References Booklet

Industry references, representative clients, and selected project profiles.

Alteration Review Guidebook

A practical overview of alteration review requirements, process considerations, and related submissions.

Download this book

Scan to view and download the current digital version.

 v 1.1

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