

DOB Emergency Shoring — Email Correspondence

109 East 9th Street, New York, NY

Email thread between NYC DOB Forensic Engineering Unit (Philip Ng, P.E.), Steel Core Engineering (Sebastian Sztukowski, P.E.), and building owner (Michael Geylik) regarding Emergency Work Order and temporary shoring installation.

Subject: Re: [EXTERNAL] Re: 109 East 9 St, MN

Date Range: August 14–20, 2024

Good Evening Philip,

Please see attached the shoring completion letter.

We will conduct inspections of the shoring every two weeks.

The owner of the building will be leaving for vacation tomorrow and will return at the end of the month. We intend to have a meeting once the owner returns, to coordinate a further investigation and assessment of the building. We do not have a schedule yet at this time but will keep you posted. Drawings showing permanent repair work will be issued shortly after the investigation is completed.

Let me know if you have any questions.

Thank you.

On Tue, Aug 20, 2024 at 11:01 AM Philip Ng (Buildings) <PNg@buildings.nyc.gov> wrote:

> Sebastian,
> Please provide signed and sealed letter indicating the building had been
> temporarily stabilized under NYS PE supervision. Reference the related
> job filing for the shoring.
>
> Provide a timeframe for required periodic inspections of the shoring.
>
> Provide a schedule for investigation/evaluation of the building and when
> you will submit a permanent repair plan for the building.
>
> *Philip Ng, P.E.*
>
> *Principal Engineer*

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> NYC Department of Buildings
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> Forensic Engineering Unit
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> 280 Broadway, 4th Floor
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> New York, NY 10007
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> Office: 212.393.2137
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> Cell: 646.668.7876
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> *png@buildings.nyc.gov <png@buildings.nyc.gov>*> -----
> *From:* Sebastian Sztukowski <sebastian@steelcoreeng.com>
> *Sent:* Sunday, August 18, 2024 10:39:19 PM
> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>
> *Cc:* Alex Sheyman <alex@steelcoreeng.com>; Miron Levin <
> miron@steelcoreeng.com>; info <info@steelcoreeng.com>;
> Yuri_MGNYConsulting_com <Yuri@MGNYConsulting.com>; Marco Frias
> (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo (Buildings) <
> XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <OSuto@buildings.nyc.gov>;
> Yegal Shamash (Buildings) <YShamash@buildings.nyc.gov>; Ben Sippel
> (Buildings) <BSippel@buildings.nyc.gov>; Michael_MGNYConsulting_com
> <Michael@MGNYConsulting.com>
> *Subject:* Re: [EXTERNAL] Re: 109 East 9 St, MN
>
> Good Evening Philip,
>
> I would like to inform you that temporary shoring work was started in the
> morning and was completed in the evening. Shoring jacks were installed in
> the cellar, supporting 1st floor joists. Shoring jacks were installed at

> the first floor, supporting 3-2x10 beams which were installed under the
> bearing walls above the 2nd floor. Temporary shoring wall was built between
> the second floor and the underside of the compromised third floor header.
> In summary, the load is currently relieved off the 3rd floor header and is
> being transferred down through the newly built wall and further down to the
> shoring jack columns through the header/beam installed in the 1st floor
> ceiling. The ceilings were opened in the cellar and first floor to ensure
> contact between temporary shoring structure and bottom of floor joists. A
> total of seven shoring jacks were used between the first and second floor
> (two rows of three jacks and one jack under the steel beam). In the cellar,
> only 5 shoring jacks were used to transfer the load down to the slab on
> grade. Two out of the seven shoring jacks were located above two existing
> columns in the cellar. The work was done in compliance with our details.
> The material used was in compliance with our specifications. Please see
> attached PDF showing images of the work which was done today. The drawings
> for this scope of work will now be filed.

>

> Let me know if you have any questions.

>

> On Sat, Aug 17, 2024 at 9:20 PM Sebastian Sztukowski <

> sebastian@steelcoreeng.com> wrote:

>

> Good Evening Philip,

>

> I would like to inform you of the status of work at the site. Today all of
> the required materials arrived at the site and were stored next to the
> building and protected from the rain. The materials consist of steel jack
> posts, wood framing for the built up of the wall and base platforms for the
> jack posts, sheeting and hardware. It took longer than anticipated to get
> all of the required material to the site but now it has been delivered. The
> shoring work will start tomorrow at roughly 8:00am and the contractor
> thinks that all of the work could possibly be done in one day. I will send
> you another update email (with photos) at the end of the day tomorrow.

>

> Please see photos below of the material.

>

> Let me know if you have any questions.

>

> Thank you.

>

> [Photo attached]

>

> [Photo attached]

>

> [Photo attached]

>

> [Photo attached]

>

> On Fri, Aug 16, 2024 at 2:33 PM Michael Geylik (MGNY) <

> michael@mgnyc consulting.com> wrote:

>

> Hello Philip,

>

> Thank you for the prompt response. Yes, we will submit the daily report

> tomorrow.

>

> All the best,

> M

>

> [Photo attached] <<https://mgnyc consulting.com/>>

>

> *Michael Geylik | Founder and President*

>

> 109 East 9th Street, Ground Floor, New York, NY 10003

> *T:* 212-343-1111 Ext 501 | *F:* 718-522-1112

>

> michael@mgnyc consulting.com | www.mgnyc consulting.com

>

>

> On Fri, Aug 16, 2024 at 2:30 PM Philip Ng (Buildings) <

> PNg@buildings.nyc.gov> wrote:

>

> Michael,

>

> Have the engineer submit daily report for operations tomorrow.
>
>
>
> *Philip Ng, P.E.*
>
> *Principal Engineer*
>
>
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> Office: 212.393.2137
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> *png@buildings.nyc.gov <png@buildings.nyc.gov>*>
>
>
> *From:* Michael Geylik (MGNY) <michael@mgnycconsulting.com>
> *Sent:* Friday, August 16, 2024 2:29 PM
> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>
> *Cc:* Sebastian Sztukowski <sebastian@steelcoreeng.com>; Alex Sheyman <
> alex@steelcoreeng.com>; Miron Levin <miron@steelcoreeng.com>; info <
> info@steelcoreeng.com>; Yuri_MGNYConsulting_com <Yuri@MGNYConsulting.com>;
> Marco Frias (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celso
> (Buildings) <XCelso@buildings.nyc.gov>; Olga Suto (Buildings) <
> OSuto@buildings.nyc.gov>; Yegal Shamash (Buildings) <
> YShamash@buildings.nyc.gov>; Ben Sippel (Buildings) <
> BSippel@buildings.nyc.gov>

> *Subject:* Re: [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> Dear Philip,

>

> It was nice talking to you over the phone. As per our conversation, I want
> to inform you that the contractor encountered some logistical difficulties
> in purchasing all the required materials today. The construction materials
> should be delivered tomorrow, and we also plan to start some soft demo and
> prep work then. We will keep you updated along the way.

>

> Should you have any additional questions, please do not hesitate to
> contact us.

>

> All the best,

> Michael

>

> [Photo attached] <<https://mgnyconsulting.com/>>

>

>

>

> *Michael Geylik | Founder and President*

>

> 109 East 9th Street, Ground Floor, New York, NY 10003

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> *T:* 212-343-1111 Ext 501 | *F:* 718-522-1112

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> michael@mgnyconsulting.com | www.mgnyconsulting.com

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> On Thu, Aug 15, 2024 at 11:51 PM Philip Ng (Buildings) <

> PNg@buildings.nyc.gov> wrote:

>

> Sebastian,
>
> Thanks for the confirmation. Means and methods are approved and you are
> authorized to proceed immediately, as described in your proposed schedule.
>
>
>
> Provide notification and photos once the materials have been delivered to
> the site tomorrow.
>
>
>
> *Philip Ng, P.E.*
>
> *Principal Engineer*
>
>
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> Office: 212.393.2137
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> *png@buildings.nyc.gov <png@buildings.nyc.gov>*
>
>
>
> *From:* Sebastian Sztukowski <sebastian@steelcoreeng.com>
> *Sent:* Thursday, August 15, 2024 11:40 PM
> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>

> *Cc:* Michael_MGNYConsulting_com <Michael@MGNYConsulting.com>; Alex
> Sheyman <alex@steelcoreeng.com>; Miron Levin <miron@steelcoreeng.com>;
> info <info@steelcoreeng.com>; Yuri_MGNYConsulting_com <
> Yuri@MGNYConsulting.com>; Marco Frias (Buildings) <
> MFrias@buildings.nyc.gov>; Xhevdet Celo (Buildings) <
> XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <OSuto@buildings.nyc.gov>;
> Yegal Shamash (Buildings) <YShamash@buildings.nyc.gov>; Ben Sippel
> (Buildings) <BSippel@buildings.nyc.gov>
> *Subject:* Re: [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> Hi Philip,

>

>

>

> Confirmed in regards to the following shorings:

>

- > 1. Below east stair wall down to cellar
- > 2. Below west stair wall down to cellar
- > 3. And one prop(s) below the 2nd floor steel girder north of the
> stair, extending down to cellar.

>

>

>

> Noted and in agreement about the additional requirements which you listed.

>

>

>

> On Thu, Aug 15, 2024 at 11:18 PM Philip Ng (Buildings) <

> PNg@buildings.nyc.gov> wrote:

>

> Sebastian,

>

> Please confirm the line item 1) row of shoring jacks, will be below the
> bearing walls at both the east and west stair bearing walls.

>

> Confirm there will be a total of three lines of shoring:

>

> 1. Below east stair wall down to cellar

> 2. Below west stair wall down to cellar

> 3. And one prop(s) below the 2nd floor steel girder north of the

> stair, extending down to cellar.

>

>

>

> The contractor #620710 is acceptable.

>

>

>

> Additional requirements:

>

> 1. Supervising NYS PE must be onsite fulltime during all emergency

> work.

> 2. NYS PE shall submit daily reports with photos to FEU at the end of

> each work day. Brief email reports with photos is acceptable. Continue

> work daily until complete.

> 3. File a job with DOB for the emergency work within 2 business days

> from start of work. Follow up with drawings and obtain permit soon after.

>

>

>

> Approval of means and methods is tentatively approved, pending

> confirmation and agreement of the above listed items. Start mobilization

> tomorrow, as described in your schedule.

>

> Thanks.

>

>

>

>

>

> *Philip Ng, P.E.*

>

> *Principal Engineer*

>

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> NYC Department of Buildings

>

> Forensic Engineering Unit

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> 280 Broadway, 4th Floor

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> New York, NY 10007

>

>

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> Office: 212.393.2137

>

> *png@buildings.nyc.gov <png@buildings.nyc.gov>*

>

>

>

> *From:* Sebastian Sztukowski <sebastian@steelcoreeng.com>

> *Sent:* Thursday, August 15, 2024 9:39 PM

> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>

> *Cc:* Michael_MGNYConsulting_com <Michael@MGNYConsulting.com>; Alex

> Sheyman <alex@steelcoreeng.com>; Miron Levin <miron@steelcoreeng.com>;

> info <info@steelcoreeng.com>; Yuri_MGNYConsulting_com <

> Yuri@MGNYConsulting.com>; Marco Frias (Buildings) <

> MFrias@buildings.nyc.gov>; Xhevdet Celo (Buildings) <

> XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <OSuto@buildings.nyc.gov>;

> Yegal Shamash (Buildings) <YShamash@buildings.nyc.gov>

> *Subject:* Re: [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> Good Evening Philip,

>

>

>
> As discussed over the phone today, our revised means and methods consist
> of the following:

>
>
>
> 1.) Install a row of shoring jacks between the cellar and first floor and
> between the first floor to underside of the second floor up tight
> against the floor joists. This row of jacks will be aligned with the
> compromised 3rd floor header above.

>
> 2.) Under the second floor we will install a wood beam which will run
> perpendicular to the second floor joists in order to catch these joists and
> bring their load down to the shoring jacks.

>
> 3.) We will install a temporary wood framed wall between the second floor
> and 3rd floor compromised header, in line with the shoring jacks below the
> second floor.

>
> 4.) Finally an additional shoring jack will be installed underneath the
> second floor steel beam, towards the back of the building, and this jack
> will extend down to the cellar as well.

>
>
>
> My PE# is: 098967

>
>
>
> Finally, our schedule for this work is as follows:

>
>
>
> Tomorrow (8/16/24) the contractor will purchase the required shoring
> material and it will be delivered to the site.

>
> Saturday (8/17/24) the shoring work will begin starting from the cellar

> and working our way up the building.

>

> The shoring work specified above should take a couple days and should be
> completed by Monday (8/19/24)

>

>

>

> We have discussed this means and methods with the contractor and the
> contractor's information is shown below.

>

>

>

>

>

> Please let me know if we are approved to proceed with this proposed
> shoring work. If you have any questions, please feel free to reach out to
> me.

>

>

>

> Thank you.

>

>

>

>

>

>

>

> On Thu, Aug 15, 2024 at 3:09 PM Sebastian Sztukowski <
> sebastian@steelcoreeng.com> wrote:

>

> Hello Philip,

>

>

>

> We have further reviewed the extent of required temporary shoring in order
> to bring the building to a safe condition until further permanent

> remediation/repair work will be done. As you know, due to the recent
> earthquake, which compromised some of the building's structural elements.
> The existing state of the building presents a hazard to the tenants. We
> propose to install a temporary shoring wall directly under the deflected
> header (in the 2nd floor ceiling) which is supporting the load bearing wall
> above the 3rd floor (See Temporary Shoring Plan at Second Floor Sketch in
> the attachment). This way we will create a direct load path down to the
> second floor joists. The temporary shoring walls are to extend to the front
> and back walls of the fifth story building. We will still rely on the
> existing interior bearing walls to keep supporting the upper floor
> joists, but need to also add temporary shoring walls to extend these walls
> to the back of the building (See Temporary Shoring Plan at Typical Floor
> Sketch in the attachment). This allows us to temporarily shore the existing
> joists at the back of the building which are also drastically sloped. Such
> a proposed shoring will have to extend into currently occupied apartments.

>

>

>

> We have measured the existing 2nd floor joists (joists in the ceiling of
> the 1st floor) to be 2 1/2"x9 1/2" at roughly 16" on center. The portion of
> the building which requires temporary shoring at the second floor is
> currently a vacant space and does not impose any live load. Considering
> this, we calculated that these floor joists can support a maximum point
> load (at the location where the temporary shoring wall would land on them)
> of roughly 1,150 lbs (see attached calculations). From our calculation, the
> temporary wall would carry a load of approximately 2,100 lbs on each joist
> (joists spaced at 16" c/c) if these floor joists were the sole support of
> this wall. This means that the existing second floor joists can support
> roughly 55% of the load being transferred down to them. Such a condition
> would make the temporary shoring wall act as a relieving wall since the
> second floor joists can support a portion of the load being exerted on
> them. Even though the entire load cannot be supported by the second floor
> joist, by engaging the second floor joists, we are still relieving load off
> of the deflected header/trimmers above, creating a better condition than is
> currently by transferring some of that load down to the second floor
> joists. Please note that many of the second floor joists have also been
> reinforced in the past by means of sistering new wood joists to both sides

> of these floor joists. This can be seen in the photos shown below. This
> makes our calculations conservative because we are not considering this
> reinforcement and therefore the capacity of these floor joists is most
> likely greater. We do not feel that it is required to extend the proposed
> shoring down to the cellar and it is only required above the second floor.
> Engaging the second floor joists to help support the temporary shoring wall
> and therefore relieving load off of the deflected header above,
> is sufficient to temporarily support the structure until permanent measures
> are implemented.

>

>

>

> Due to occupied tenant spaces, a thorough global investigation of the
> building is not possible at this time. This is another reason why we
> proposed to install the shoring for the entire depth of the five story
> building to ensure that all upper floor joists are shored, providing a
> safer condition and accounting for any uncertain conditions in the
> building. In order to understand the global condition of the building, the
> framing on the 3rd, 4th, 5th and main roof will need to be entirely exposed
> to get a better understanding on what remediations are required to
> permanently repair the building after the proposed temporary shoring is in
> place. As the building is more than 100 years old, there may be unexpected
> conditions that we are not currently aware of.

>

>

>

> We propose that the temporary shoring shown in the attached sketches be
> installed immediately in the building. We believe that the current state of
> the building creates an unsafe condition for the tenants and are hoping to
> initiate these remedial steps as soon as you approve.

>

>

>

> Please feel free to contact me if you have any questions.

>

>

>

> Photo #1 showing past reinforcement work of 2nd floor joists (Ceiling of
> 1st floor).

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>

> Photo #2 showing past reinforcement work of 2nd floor joists (Ceiling of
> 1st floor) from a different angle.

>
>
>
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>
>

> On Wed, Aug 14, 2024 at 3:55 PM Philip Ng (Buildings) <

> PNg@buildings.nyc.gov> wrote:

>

> Dear All,

>

> As discussed onsite today, and following our inspection on the phone,
> attached is our Emergency Work Order to immediately shore the building. As
> discussed on the phone, we discussed shoring to reinstate the stair
> relieving walls down to cellar level, and isolating the shoring at the 1st
> floor from the commercial occupants.

>
>
>

> Submit means and methods to us by tomorrow.

>
>
>

> Separately, attached is the Failure to Maintain violation requiring the
> building to be permanently repaired under permit, within the cure dates
> notes.

>
>

>
> *Philip Ng, P.E.*
>
> *Principal Engineer*
>
>
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> NYC Department of Buildings
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> Office: 212.393.2137
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> *png@buildings.nyc.gov <png@buildings.nyc.gov>*>
>
>
> *From:* Philip Ng (Buildings)
> *Sent:* Wednesday, August 14, 2024 1:04 PM
> *To:* sebastian@steelcoreeng.com; 'Michael Geylik (MGNY)' <
> michael@mgnyconsulting.com>; Alex Sheyman <alex@steelcoreeng.com>; Miron
> Levin <iron@steelcoreeng.com>; info <info@steelcoreeng.com>;
> Yuri_MGNYConsulting_com <Yuri@MGNYConsulting.com>
> *Cc:* Marco Frias (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo
> (Buildings) <XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <
> OSuto@buildings.nyc.gov>; Yegal Shamash (Buildings) <
> YShamash@buildings.nyc.gov>
> *Subject:* RE: [EXTERNAL] Re: 109 East 9 St, MN
>
>
>

> Sebastian and Miron,
>
> Please call me back. We discussed in the office and feel the shoring
> should be installed to reinstate the relieving walls below the stair walls
> by shoring down to 1st floor and cellar.
>
> *Philip Ng, P.E.*
>
> *Principal Engineer*
>
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> NYC Department of Buildings
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> Office: 212.393.2137
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> *png@buildings.nyc.gov <png@buildings.nyc.gov>*
>
>
>
> *From:* Michael Geylik (MGNY) <michael@mgnyconsulting.com>
> *Sent:* Monday, August 12, 2024 4:52 PM
> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>
> *Cc:* Miron Levin <miron@steelcoreeng.com>; Alex Sheyman <
> alex@steelcoreeng.com>; info <info@steelcoreeng.com>; Marco Frias
> (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo (Buildings) <
> XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <OSuto@buildings.nyc.gov>;
> Yegal Shamash (Buildings) <YShamash@buildings.nyc.gov>;
> sebastian@steelcoreeng.com; Yuri_MGNYConsulting_com <

> Yuri@MGNYConsulting.com>

> *Subject:* Re: [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> Dear Philip,

>

> I truly appreciate your time and attention to this matter. We are

> confirmed for Wednesday, August 14th, at 9:30 a.m. Kindly let us know if

> anything changes on your end.

>

> Much appreciated!

>

> All the best,

> Michael

>

> [Photo attached] <<https://mgnyconsulting.com/>>

>

>

>

> *Michael Geylik | Founder and President*

>

> 109 East 9th Street, Ground Floor, New York, NY 10003

>

> *T:* 212-343-1111 Ext 501 | *F:* 718-522-1112

>

> michael@mgnyconsulting.com | www.mgnyconsulting.com

>

>

>

>

>

> On Mon, Aug 12, 2024 at 2:18 PM Philip Ng (Buildings) <

> PNg@buildings.nyc.gov> wrote:

>

> Dear Michael, Alex, and Miron,

>

> FEU would like to conduct an inspection at the building on Wednesday,
> August 14, 2024 at 9:30 AM to discuss the proposed shoring. Please see
> comments on the attached report for reference.
>
> Have the partition walls at the corridor of floors 3 thru 5 been probed?
> If these walls are bearing, we may be able to shore from below at the 2nd
> floor.
>
>
>
> *Philip Ng, P.E.*
>
> *Principal Engineer*
>
>
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> Office: 212.393.2137
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> *png@buildings.nyc.gov <png@buildings.nyc.gov>*
>
>
>
> *From:* Miron Levin <miron@steelcoreeng.com>
> *Sent:* Monday, August 12, 2024 11:26 AM
> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>;
> Michael_MGNYConsulting_com <Michael@MGNYConsulting.com>; Alex Sheyman <
> alex@steelcoreeng.com>; info <info@steelcoreeng.com>

> *Cc:* Marco Frias (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo
> (Buildings) <XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <
> OSuto@buildings.nyc.gov>; Yegal Shamash (Buildings) <
> YShamash@buildings.nyc.gov>
> *Subject:* RE: [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> Philip,

>

> Please find the attached report.

>

>

>

> Best regards,

> Miron Levin

> Steel Core Engineering PLLC

>

> Email: miron@steelcoreeng.com

> Cell: 646.552.0622

>

>

>

> *From:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>

> *Sent:* Monday, August 12, 2024 9:25 AM

> *To:* Michael_MGNYConsulting_com <Michael@MGNYConsulting.com>;

> alex@steelcoreeng.com; info@steelcoreeng.com; Miron Levin <

> miron@steelcoreeng.com>

> *Cc:* Marco Frias (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo

> (Buildings) <XCelo@buildings.nyc.gov>; Olga Suto (Buildings) <

> OSuto@buildings.nyc.gov>; Yegal Shamash (Buildings) <

> YShamash@buildings.nyc.gov>

> *Subject:* RE: [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> Michael,

>
> Please provide an update from the engineer today. Your engineer may call
> me also.

>
>
>
> *Philip Ng, P.E.*

>
> *Principal Engineer*

>
>
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>
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> *From:* Michael Geylik (MGNY) <michael@mgnyconsulting.com>

> *Sent:* Tuesday, July 30, 2024 1:40 PM

> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>

> *Cc:* alex@steelcoreeng.com; info@steelcoreeng.com; Marco Frias
> (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo (Buildings) <
> XCelo@buildings.nyc.gov>; Miron Levin <miron@steelcoreeng.com>

> *Subject:* Re: [EXTERNAL] Re: 109 East 9 St, MN

>
>

>

> Dear Philip,

>

> I hope you are doing well. The purpose of this email is to let you know
> that we conducted a secondary exploratory inspection. We opened up the
> floors, walls, and ceiling. At this time, the engineers are working on a
> report. We will provide you with an update as soon as it is available.

>

> In the meantime, should you have any additional questions, please do not
> hesitate to contact us.

>

> Have a great day!

>

> All the best,

> Michael

>

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>

> [Photo attached] <<https://mgnyconsulting.com/>>

>

>

>

> *Michael Geylik | Founder and President*

>

> 109 East 9th Street, Ground Floor, New York, NY 10003

>

> *T:* 212-343-1111 Ext 501 | *F:* 718-522-1112

>

> michael@mgnyconsulting.com | www.mgnyconsulting.com

>

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>

>
> On Tue, Jul 23, 2024 at 10:50 AM Michael Geylik (MGNY) <
> michael@mgnyconsulting.com> wrote:

>
> Dear Philip,

>
> It is nice to hear from you. Thank you so much for the follow-up. We are
> planning to inspect with the required probes/openings this week on Thursday
> or Friday.

>
> Should you have any additional questions, please do not hesitate to
> contact me.

>
> Have a great day!

>
> All the best,
> Michael

>
>
>
> [Photo attached] <<https://mgnyconsulting.com/>>

>
>
>
> *Michael Geylik | Founder and President*

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> 109 East 9th Street, Ground Floor, New York, NY 10003

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>
> michael@mgnyconsulting.com | www.mgnyconsulting.com

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>
> On Tue, Jul 23, 2024 at 10:42 AM Philip Ng (Buildings) <

> PNg@buildings.nyc.gov> wrote:
>
> Michael,
>
> Please provide an update if the engineer has been scheduled to inspect
> with the required probes/openings.
>
>
>
> *Philip Ng, P.E.*
>
> *Principal Engineer*
>
>
>
> NYC Department of Buildings
>
> Forensic Engineering Unit
>
> 280 Broadway, 4th Floor
>
> New York, NY 10007
>
>
>
> Office: 212.393.2137
>
> *png@buildings.nyc.gov <png@buildings.nyc.gov>*
>
>
>
> *From:* Michael Geylik (MGNY) <michael@mgnyconsulting.com>
> *Sent:* Thursday, July 18, 2024 1:38 PM
> *To:* Philip Ng (Buildings) <PNg@buildings.nyc.gov>
> *Cc:* alex@steelcoreeng.com; info@steelcoreeng.com; Marco Frias
> (Buildings) <MFrias@buildings.nyc.gov>; Xhevdet Celo (Buildings) <
> XCelo@buildings.nyc.gov>

> *Subject:* [EXTERNAL] Re: 109 East 9 St, MN

>

>

>

> *CAUTION:* This email originated from outside of the organization. Do not
> click links or open attachments unless you recognize the sender and know
> the content is safe. Forward suspect email to phish@oti.nyc.gov as an
> attachment (Click the More button, then forward as attachment).

>

>

> Dear Mr. Ng,

>

> It is nice to hear from you. Thank you so much for looking into this for
> us. I confirm receipt of this email and your voicemail message. I'm between
> meetings until 2:30 PM. If I may, I will give you a call around 2:30 PM.

>

> Thank you so much!

>

> All the best,

> Michael

>

> [Photo attached] <<https://mgnyconsulting.com/>>

>

>

>

> *Michael Geylik | Founder and President*

>

> 109 East 9th Street, Ground Floor, New York, NY 10003

>

> *T:* 212-343-1111 Ext 501 | *F:* 718-522-1112

>

> michael@mgnyconsulting.com | www.mgnyconsulting.com

>

>

>

>

>

> On Thu, Jul 18, 2024 at 11:50 AM Philip Ng (Buildings) <
> PNg@buildings.nyc.gov> wrote:
>
> Owner Rep: Michael Geylik, 212-343-1111 Ext 501
>
>
> Steel Core Engineering Office: 347-235-2192
>
> Alex Sheyman, PE - 347-348-7983
>
>
>
> Dear Michael and Alexander,
>
> We reviewed the attached PE report from Steel Core Engineering dated July
> 9, 2024, based on an inspection from May 09, 2024. We have the following
> comments.
>
> - Provide the status of the current occupancy of the building.
> Provide type of space (commercial/restaurant space, residential) and
> indicate how many units are on each floor, and how many are currently
> occupied.
> - The report was preliminary and recommended probes and opening
> walls/finishes to perform an evaluation to confirm the stability of the
> building.
> - What is the structural system at the lower commercial space(s),
> below the 2nd floor stair?
> - Has the Exposure 2 wall been evaluated? Is it plumb and adequately
> braced.
> - Evaluate the building *immediately*, with up-close exploratory
> openings as required for the PE to make an adequate determination of the
> building. *Confirm when the PE will return to inspect the building
> with openings, as required.* Provide an updated report to provide the
> following:
>
>
> - Provide a statement of the building's structural stability.

> - Provide recommendations to repair the building, such as immediate
> temporary shoring and/or bracing, if required, and permanent repairs under
> permit.

>

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> *Philip Ng, P.E.*

>

> *Principal Engineer*

>

>

>

> NYC Department of Buildings

>

> Forensic Engineering Unit

>

> 280 Broadway, 4th Floor

>

> New York, NY 10007

>

>

>

> Office: 212.393.2137

>

> *png@buildings.nyc.gov <png@buildings.nyc.gov>*

>

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>

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> --

>

> *Sebastian Sztukowski, P.E.*

>

> *Principal*

>

> Steel Core Engineering PLLC

>

> 37 West End Ave, Ste. 4E

>

> Brooklyn, NY 11235

>

> Phone: 631-264-9220

> Sebastian@SteelCoreEng.com <sebastian@steelcoreeng.com>

>

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> --

>

> *Sebastian Sztukowski, P.E.*

>

> *Principal*

>

> Steel Core Engineering PLLC

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> 37 West End Ave, Ste. 4E

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> Brooklyn, NY 11235

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> *Sebastian Sztukowski, P.E.*

>

> *Principal*

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> Brooklyn, NY 11235
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>
> --
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> Phone: 631-264-9220
> Sebastian@SteelCoreEng.com <sebastian@steelcoreeng.com>

>
>
>
> --
> *Sebastian Sztukowski, P.E.*
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> Sebastian@SteelCoreEng.com <sebastian@steelcoreeng.com>

>

--
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