

## **Buildings update 1/2025**

### **Lower East Side**

- *Antinozzi has resubmitted drawings, red line items and owner items (memos) back to buildings department for permitting. Typically turn around time for resubmittals is quicker than usual. Bismark has been in communication with buildings department and we hope to have news in the next week or two. Bismark is aware that we have until 9/2025 to get this done. Most long lead time items and materials are in hand and ready to go. Bismark is optimistic that we can still make deadline pending on issuance of permit(s).*
- *Please see attached field report finding some structural issues that may be accompanied with a change order. Bismark, Antinozzi and myself are scheduling an on site meeting to clarify and see what exactly this entails. Details and dollar amounts to follow. Then the decision to incur the additional costs or find ways to cut costs in other areas will have to be made.*

### **North**

- *Silktown roofing has yet to complete sheet metal trim work and entrance overhangs. Delayed materials and weather have impeded completion of this project. I have reached out and am awaiting a response in regards to turnaround time.*
- *North branch carpet replacement project has been postponed until fiscal year 2025-2026*

### **Black Rock**

- *Flooring (carpet and LVT) project has been completed.*
- *Continued painting upstairs to be scheduled.*
- *Basement floor painting to be scheduled in the next couple of weeks pending on man power, time, availability and funds.*
- *No water intrusion.*

## **Burroughs**

- ***Burroughs public elevator is down. Our elevators and parts are from the late 1960's or early 1970's. The issue at hand is that the brake coil needs repair/replacement. The machine is obsolete. Currently awaiting price quote (see attached email from Kone). In addition, to start to prepare for future cab and equipment replacement, Kone will be doing a survey and putting together a price quote in case we need for next fiscal year. Parts for this type of replacement typically has 13-14 weeks of lead time. Details to follow.***
- ***Burroughs boilers work hard and steam boilers really wear down the equipment faster than normal. We have replaced gaskets and parts various times and should probably begin pricing out potential replacement for next year if needed.***
- ***Although we have a great grasp on the HVAC controls at Burroughs since the upgrade we continued to have issues regulating the radiators in Tech Services and the History Center. We have installed manual radiator valves in these areas and are now able to better regulate output.***
- ***Photos and information for the bookmobile have been delivered to Michael Aboukhater of GovDeals to commence the process of disposition via auction. Details to follow.***



## FIELD INSPECTIONS REPORT

**Project:** Bridgeport Library – Lower East Side  
1174 East Main Street  
Bridgeport, Connecticut

**Date of Inspection:** December 2, 2024  
**Time:** 1:00 PM  
**MHAI Job #** 22-193

**Present:** Jeremy Soderholm (Michael Horton Associates, Inc.)  
Stephen Hennebry (Antinozzi Associates)  
Alicia Connery (Antinozzi Associates)  
Kris DiCocco (Bismark Construction Company, Inc.)  
Ronnie Rossomando (Bismark Construction Company, Inc.)

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### Purpose of Visit:

Review conditions at exploratory demolition locations.

### Conditions Observations:

- The existing second floor joists were found to be supported on the existing wall, plan left of the existing stair to the second floor. This will require additional support for the ends of these joists, with the wall being removed. Refer to Photo 1.
- The existing second floor framing between grid X.G and X.H was found to be different than the assumed joist framing. This requires a redesign of the second-floor reinforcement system shown on S-102. MHAI could not determine all existing conditions and existing framing sizes for the second-floor framing with the openings available. **MHAI requires additional demolition be performed to verify the existing framing, please see below.**
- Along Grid X.1 existing steel columns were found below the beam at the second floor. However, the beam is continuous over the columns, additional stiffeners and a revised connection will be required for the new steel columns coming from above. Refer to Photo 2.
- Existing lintels along grid X.2 were observed to be deteriorated, causing damage to the adjacent brick. Remedial actions are required. Refer to Photo 3.
- Existing hard ceilings are in place on the second floor, blocking access to the roof framing. **MHAI requires 3 exploratory openings in the ceiling of the second floor to verify the roof framing at these locations.** Please see Exhibit 1 and refer to Photo 4.
- An existing second floor joist that was visible, was observed to have buckled at the end of the joist. Refer to Photo 5. This joist will need to be repaired. Additionally, the other existing joists that were not visible will need to be reviewed. **MHAI requires that the ceiling of the first floor be removed below the entire footprint of the second floor, to inspect the bearing ends of the existing joists and to verify framing direction and sizes of the second-floor framing that were not accessible.**

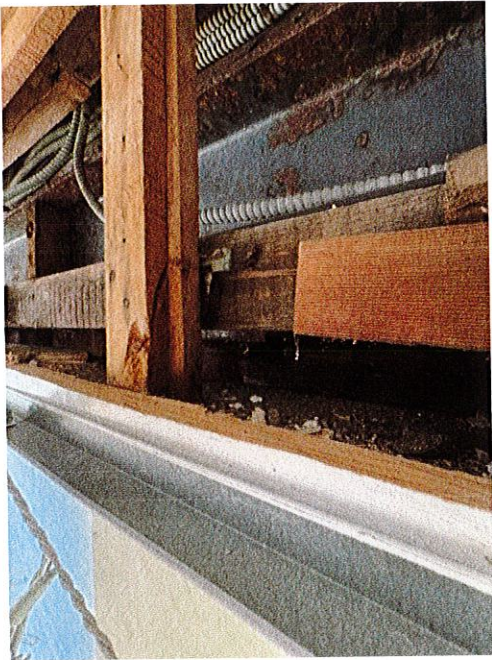
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780 East Main Street ▪ Branford, Connecticut 06405  
203-481-8600 ▪ WWW.MHA-ENG.COM

**Site Photos:**



*Photo 1: Existing wall planned for removal, found to be a bearing wall based on existing conditions*

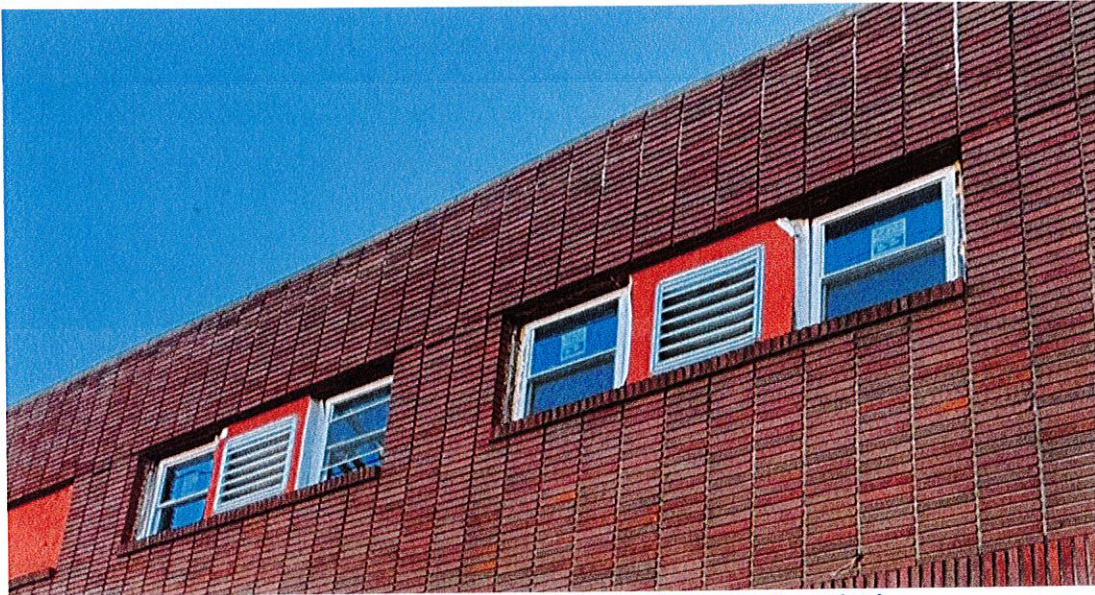


*Photo 2: Existing continuous steel beam at Grid X.1*

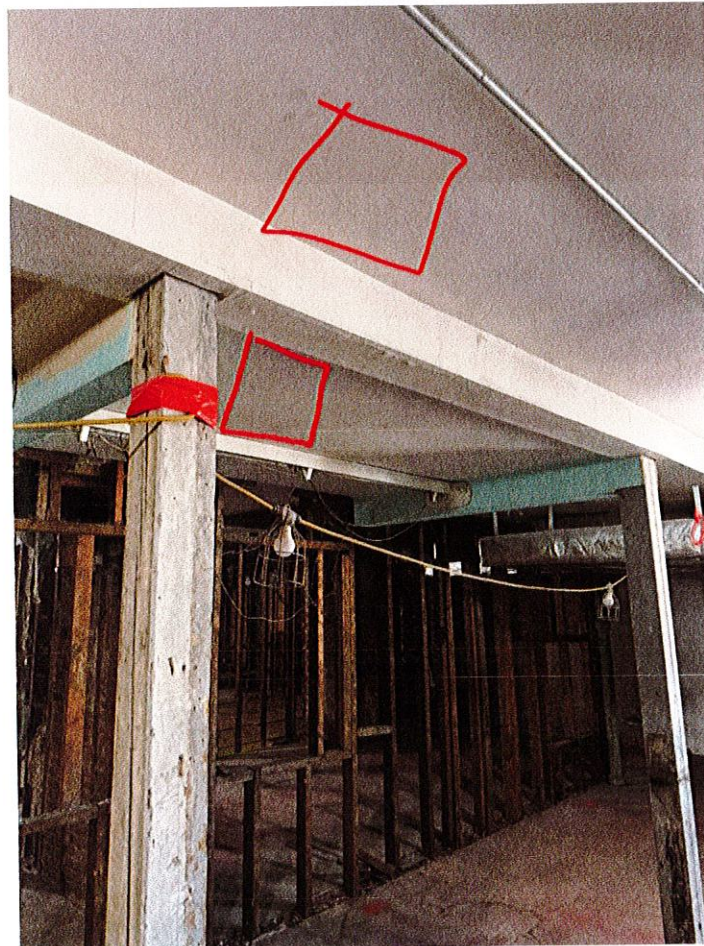
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*Photo 3: Existing deteriorated lintels causing damage to adjacent brick*



*Photo 4: Provide exploratory opening on each side of "soffit" to expose roof framing.*

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Photo 5: Existing observed buckled joist

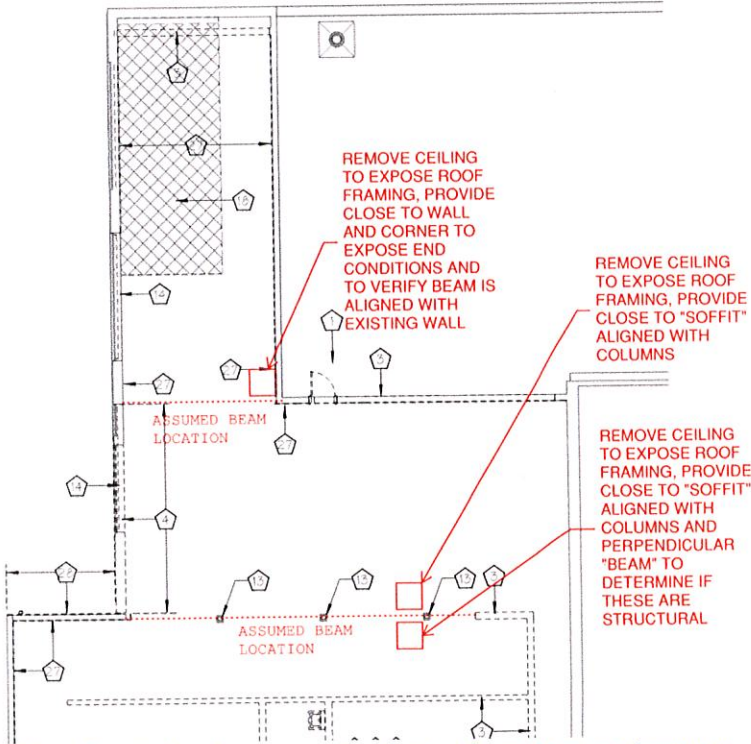


Exhibit 1: Required exploratory opening locations for roof framing observation

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Outlook

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**Bridgeport Library Elevator at 925 Broad st.**

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**From** Angelini Paul <Paul.Angelini@kone.com>**Date** Tue 1/7/2025 11:06 AM**To** David Otero <dotoero@bridgeportpubliclibrary.org>; Brooks Christopher <christopher.brooks@kone.com>**Cc** Rozynski Aleksander <aleksander.rozynski@kone.com>

Dave

I will be sending you a proposal for the repair th Break Coil remove / reinstall  
The machine is obsolete. Our Repair Supervisor to survey the machine.

**Paul Angelini**

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**From:** David Otero <dotoero@bridgeportpubliclibrary.org>**Sent:** Monday, January 6, 2025 10:32 AM**To:** Brooks Christopher <christopher.brooks@kone.com>**Cc:** Angelini Paul <Paul.Angelini@kone.com>**Subject:** Elevator at 925 Broad st.

 This message is from an external sender. Be cautious, especially with links and attachments, and report suspicious messages.

Good morning. I hope all is well. I am following up on a repair for this elevator that broke down a couple of weeks ago. I believe Paul (Tech) said something about a brake or brake cable part. I just wanted to know the status of repair to this elevator.

*David J. Otero**Library Maintenance Manager**925 Broad st. Bridgeport, CT 06604**[dotoero@bridgeportpubliclibrary.org](mailto:dotoero@bridgeportpubliclibrary.org)**Office: 203-576-7400 ext. 406**cell: 203-212-1898*