



Saving New York, One Building at a Time!

Brian E. Flynn, PE, PC is a private consulting firm specializing in building construction and inspections in the Greater New York City area. The firm was founded in 2000. Clients include building owners, contractors, developers, lawyers, architectural and engineering firms.

Select Projects

700 Broadway

Designed by George Post, Architect and Engineer, in 1891 the Schermerhorn Building became home to the Audobon Society and is currently owned by Weitz & Luxenberg. The project with Architect Philip Toscano was to correct the façade deficiencies in the landmark building that had resulted in the movement and deterioration of 1890's era brick and terra cotta arched structures. To do this, the eighth floor was removed from the corner over Broadway and East 4th Street while supporting the roof and upper deck. Over 900 pieces of terra cotta were removed, restored and reassembled as part of the entire façade restoration project. Project responsibilities included construction inspections; developing means and methods and sequence of operations; designing temporary support structures; and providing detailed structural plans for the renovation.

City and Country School

Founded by Caroline Pratt in 1914, the school has grown and expanded over the years. In 2009, it expanded again but downward and outward as it extended into another adjacent building and excavated all four buildings to create additional office, storage and facility space. To do this, bearing walls were opened and temporarily supported, 100+ year old stone foundations were reinforced and underpinned with additional structure added. Project responsibilities included construction inspections; developing means and methods and sequence of operations; and providing detailed underpinning and shoring plans for the renovation.

The Public Theater

Joseph Papp founded the Shakespeare Workshop and moved it into the Astor Library in 1967. It was the first building saved from demolition under the NYC Landmarks Preservation law. Since then it has undergone a number of renovations. In 2010, the \$35 million renovation began to restore the brownstone exterior façade, add a first floor mezzanine level as well as to alter a number of interior and exterior spaces. In addition, its building systems are all being updated and improved. Project responsibilities included construction inspections; developing means and methods and sequence of operations; designing temporary support structures; and providing detailed underpinning, shoring plans and temporary support structure for the renovations.

Engineering Services Provided

Planning & Design for Site Conditions

We provide designs and file plans for excavation and shoring, underpinning, partial and full demolition, temporary support bracing for retrofits and emergency stabilization, reconstruction of buildings from deterioration and damage, façade restoration and interior renovations. In addition, we provide site connection plans and filings with the DEP.

- Plan preparation and filing for Building Department permits

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- Local Law 11/98 Façade Inspections and reconstruction
- NYC Landmarks Commission filings
- MTA Project approvals
- DOB Forensic Unit & Excavation Unit approvals

Construction Inspections

We provide special and progress inspections (TR1 & TR8) with documentation of completed work and punch list items for the Building Department's Special Inspections, Progress Inspections and Energy Inspections. We help our clients to meet the code requirements with the most cost effective solutions to common construction problems.

Geotechnical Investigation

We provide and document site geotechnical conditions through field investigations with soil borings (auger, mud drilling, tripod) rock cores and test pit investigations to prepare for construction.

Environmental Investigations

Field investigations and record searches for the evaluation of environmental risks associated with a property

- Phase 1 & 2 Environmental Site Assessments
- DEP Work Plan, testing & site closure for E designated sites

Building Inspections

Inspections of buildings for purchase, sale, or rehabilitation with documentation of completed work and punch list items for the building

- Commercial Building Inspections
- Home & Termite Inspections
- Condition inspections and planning
- Cost Estimates of repairs

Expert Witness & Testimony

Damage assessments, expert opinion documents and expert testimony are provided for damage and accident claims

- Damage inspections and documentation for legal action
- Expert witness testimony

Credentials

Brian E. Flynn is a licensed Professional Engineer in New York State. Employees include project engineers, draftsman clerical staff and expeditors.

Brian E. Flynn received a Bachelor of Engineering from Pratt Institute in 1981. Mr. Flynn previously held a number of positions in the petrochemical, chemical and environmental industries. Mr. Flynn is a board certified Building Inspection Engineer and a member of the National Academy of Building Inspection Engineers.

Mr. Flynn is a past Chairman of the New York Professional Design Center, Inc. a non-profit organization for the Architects and Engineers of Queens and a past President of the Queens County Chapter of the NY State Society of Professional Engineers.

Court Appearances and Forensic Engineering Investigations

October 11 2002

Expert Witness & Testimony for the Respondent,
Supreme Court of the State of New York before Justice Harold Tompkins
In the Matter of Estate of William Gottlieb, by Mollie Bender, Executrix v. Clinton Street LLC, et. al

April 2, 2003

Expert Witness & Testimony for the Respondent,
Civil Court of the City of New York, County of Queens
In the Matter of Kew Gardens v. Bette Wolf

June 1, 2006

Expert Witness & Testimony for the Plaintiff,
Supreme Court of the City of New York, County of Queens
In the Matter of 43-27 162 Street Corp v. Bethel General Contracting, Inc, et al

February 2007-2008

Court Conference Appearances, Developed Remediation Plans for the Defendants,
Supreme Court, Kings County; Justice David Schmidt
Athanasakis, Gregorios et.al v. Cagno, George, et. al

March 2007-2013

Expert Witness & Affidavit for the Plaintiff ,
Supreme Court of the State of New York
In the Matter of Fook Cheung Lung Realty Corp. v. Yang Tze River Realty Corp, et al.

November 2008

Expert Witness & Affidavit for the Plaintiff ,
Supreme Court of the State of New York, County of Queens
In the Matter of Yat Saint Chiang v. 43-42 162 St Realty LLC, et al.

April 23, 2013

Affidavit in Opposition for the Respondent, Supreme Court of the State of New York
In the Matter of First 14th LLC v. 243 West 14 Street, LLC

July 22, 2013

Expert Witness & Testimony for the Respondent,
Civil Court of the City of New York
In the Matter of George Hadjigeorgis v. Amanda Siebert

October 23, 2013

Prepared Damage and Cost Estimate Report for the Plaintiff,
In the Matter of Teams Management LLC v. Metropolitan Transportation Authority

November 13, 2013

Mediation Settlement Conference for the Plaintiff, Supreme Court of the State of New York
In the Matter of Thomas S. Pfeffer v. 170 North 5th Street, Associates, LLC, et. al

December 18, 2013

Multiple Court Conference Appearances; Remediation Plan and Work Schedule for the Respondents,
Justice Gonzalez, Civil Court of the City of New York
In the Matter of Department of Housing Preservation and Development of the City of New York v.
Connie's Trading Corp., Ignacio Piedra, 862 Ninth Avenue Associates LLC, Richard Tempesta

January 28, 2014

Prepared Remediation Cost Estimates for the Defendants;
Court Conference with Honorable Judge David Schmidt
In the Matter of Board of Managers of the Twenty-Fourth Avenue Condominium v. PGLL, LLC, Leon
Mikhlin, Lada Mikhlin, Alexander Bomstein, P.E., and K&L Construction Management of New York,
Inc.

January 7, 2014

Prepared Affidavit for the Plaintiff,
In the Matter of L&M 353 Franklyn Avenue, LLC v. S. Land Development, LLC

January 8, 2014

Arbitration Hearing for the Plaintiff, NAM (National Arbitration and Mediation, Garden City, NY
In the Matter of Marie T. Flynn v. Vera Construction, Inc & Wu Chen, R.A., et al

February 21, 2014

Multiple Court Appearances; Affidavit in Support; Consent Order
111 Center Street, Manhattan
In the Matter of New York City Department of Housing, Preservation and Development v. 862 Ninth
Avenue Associates LLC and Richard Tempesta, Connie's Trading Corp., Ignacio Piedra

April 28, 2014

Settlement Conference; Reviewed of RFQ for Building Remediation and Remedial Cost Estimates
160 Adam Street, Room 541, Brooklyn
In the Matter of Board of Managers of the Twenty-Fourth Avenue Condominium v. PGLL, LLC, Leon
Mikhlin, Lada Mikhlin, Alexander Bomstein, P.E., and K&L Construction Management of New York,
Inc.

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July 23, 2014

ECB Court, Queens

Appearance before the Administrative Law Judge, Joan Beck-Wall, Esq. for ECB violations.

Re: 171-33 Bagley Avenue, Queens, NY

July 23-29, 2014, September 15, 2014

Expert Witness Testimonies; Trial Appearances; Affirmation Opposing Summary Judgment

Housing Court, Brooklyn

141 Livingston Street, Room 504

In the Matter of Krem Realty Corp. v. Michael Keenan, 157 Garfield Place, #2L, Brooklyn

August 18, 2014

Conference

25-10 Court Square, Rm 233, Queens

In the Matter of Board of 78-19 Jamaica Avenue, LLC v. NYC DOB

September 4, 2014

Conference

25-10 Court Square, Rm 233, Queens

In the Matter of Board of 78-19 Jamaica Avenue, LLC v. NYC DOB

December 10, 2014

Expert Witness Testimony

Supreme Court of the City of New York, County of Brooklyn

In the Matter of Board of Sae Young Min v. Akiva Emergi, Yair Bohadana, 457 Tompkins Corp., and Development, Inc., and Raj Maddiwar

January 8, 2015

Deposition

Foran Glennon Palandech Ponzi & Rudloff PC, 120 Broadway, Ste. 1130, New York, New York

Supreme Court of the City of New York, County of Brooklyn

In the Matter of Board of Robert R. Wiener and Sherry H. Wiener v. Bankers Standard Insurance Company and Ace Platinum Portfolio

February 2, 2015

Affidavit

Housing Court, 111 Center Street, Manhattan

In the Matter of Eric Schneider v. Tiby Saunders-Gomez

February 11, 2015

Expert Witness Testimony

Supreme Court of the City of New York, County of Brooklyn

In the Matter of Board of Sae Young Min v. Akiva Emergi, Yair Bohadana, 457 Tompkins Corp., and Development, Inc., and Raj Maddiwar

April 24, 28, and 29, 2015

Expert Witness Testimony

Supreme Court before Hon. Judge R. Boddie, Civil Part 69/Supreme Part 95

In the Matter of Board of 1494-1496 CIA LLC, Golan Gourmet LLC, and Y&D Farm, Inc. v. JCWH Coney island LLC, 1504 CIA, LLC, Remo Mastroianni, A.M. Marca, Inc., Lupu Realty Corp., and DOES 1-5

February 2, 2015

Expert Witness Testimony

Supreme Court before Hon. Judge Joan Kenney, Part 8, Index No.: 110517/2011

111 Center Street, 8 Floor, Manhattan Housing Court

In the Matter of Eric Schneider v. Tiby Saunders-Gomez

February 11, 2015

Expert Witness Testimony

Supreme Court of the City of New York, County of Brooklyn

In the Matter of Saeyoung Min v. Akiva Emergi, Yair Bohadana

June 22, 2015

Expert Witness Testimony

Supreme Court before Hon. Judge Weinstein, Kings County

225 Cadman Plaza East, Rom 10B, Brooklyn, NY

In the Matter of G.M.M. v. Kimpson

July 6, 2015

Expert Witness Testimony

Supreme Court before Hon. Judge Weinstein, Kings County

225 Cadman Plaza East, Rom 10B, Brooklyn, NY

In the Matter of G.M.M. v. Kimpson

September 10, 2015

Expert Witness Testimony

United States Distric Court

In the Matter of Jerry Cankat v. International House of Pancakes

October 15, 2015

Deposition

Barry, McTiernan & Moore

2 Rector Street, New York, Nw York

In the Matter of Leon V. Westerman

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November 11, 2015

Deposition Continued

D'Amato & Lynch, LLP

Two World Financial Center, New York, New York

In the Matter of Leon V. Westerman

July 27, 2016

Expert Witness & Testimony for the Plaintiff,

Supreme Court of the City of New York, New York County before the Honorable Arthur F. Engoran

In the Matter of Eric Schneider v. Tiby Saunders-Gomez, et al