

Monthly Maintenance Report 6/2023

- **All elevator maintenance was performed by KONE 6/23. All HVAC quarterly maintenance was performed 6/23. Discovered one of the overhead units at lower East main st. was operating since original installation and the condensate drain was never plumbed in to the system. May want to address with phase 2 of construction. We have started A\C and chiller start ups with no issues.**
- **2023-2024-pricing to pave lower east side lot. Burns-\$22,288.00 Waters-\$26,500+ J.Videira-\$21,950.00 (low bid)**
- **2023-2024-pricing for Newfield exterior lights. McBride- \$3,793.15 Rayzor-\$3,155.00 (3rd quote to follow from Silverstone) Newfield's front entrance door was recently repaired. Expect invoice soon for service call. All weeding done pruning in progress.**
- **Black Rock- painting walls in entire basement (common areas completed). All overhead lighting repaired.**
- **Burroughs-Klein room alarm panel installed.**
- **Interviews in progress for new custodian.**

- ***North- Johnson controls new sprinkler inspection\maintenance contract from 2023-2028 \$650 per year per CT state contract pricing. OK'd with purchasing. Also repair quote to repair 6"backflow on sprinkler system which failed most recent inspection. \$3,890 using CT state contract pricing.***
- ***Waiting to review Burroughs window project draft for bid scope with purchasing 3/20-3/21. Asbestos testing came back less than 1% in all areas. Potential need for additional testing for lead. PCB's should not be an issue. Details to follow. Investigation into stack HVAC rescheduled for Thursday 6/22 @7am. We should have 2 more prices for pop room project- walls and accordion door installation within the next 2 weeks. One quote so far @ \$19,000.00 which may have to be revised.***