

Maintenance managers report 11/2023

Burroughs

- *Accordion door and vestibule is completed. We are painting and installing cove base in house. (See attached pictures)**
- *We are currently in talks with Bismark construction to see where we can cut cost and find a way to possibly proceed with window project. Perhaps in phases. (see attached notes from meeting)**
- *Solar panels were delivered to Burroughs and are to be brought up to the roof via a crane. This is supposed to happen in the very near future but we do not have an exact date yet.*
- *Smoke beam repair that was previously approved by the board, is waiting on the ordered parts to schedule repair.*

North

- *Requisition was approved and awaiting P.O. from purchasing dept. to schedule sprinkler repair that was previously approved by the board.*
- *Eco Solar (our solar panel provider) has forwarded us an updated quote for \$99,000-\$103,500 for North branch roof replacement. This is an updated quote that was originally for \$65,000 in 2015. (see attached)**
- *Andrew Hall of Tremco performed a roof scan on Tuesday 11/7. This will expose all water penetration points on the roof to be able to target and replace existing insulation and membrane which will need replacement. On Thursday 11/9 an adhesion test was performed. We are awaiting results and pricing. Tremco has a contract with the City of Bridgeport that would prevent this from having to go out to bid, provided they can perform 30% of the work or something to that extent. Tremco, like the other vendors feel that we can go over whats pre-existing. Their repair is more of a "restore" and comes with a 20 year warranty. Details to follow.*

Black Rock

- *Air quality testing has been performed in various areas. Awaiting results.*

Beardsley

- *All new additional lighting that was previously approved by the board has been installed and work is completed.*
- *A few additional repairs were made before snowfall commences. This included repainting of the yellow curbing at entrance (east main st. side), updating exterior signage and an in house repair of the heating system that services front entrance, lobby and bathrooms.*

East

- *No issues or major repairs to report this month. A few pest control issues and door repairs.*

General

- *Communication has been made with the fire marshal. We will finally be setting up to go through all libraries and set up knox boxes with proper access and contact information. Scheduling\details to follow.*

Projected upcoming projects and capitol items

- *NORTH- Roof repair\replacement. Overhangs\drainage. Trane, controls upgrade. Potential boiler replacement (next 2-3 years)*
- *BLACK ROCK- Façade \building exterior repairs. Carpet upstairs. Flooring downstairs.*
- *BURROUGHS- Carpet admin offices. Carpet History center? Leak in cube city ceiling. Trane, controls upgrade. Piping (replacing bad sections throughout building) Potential boiler replacement (next 3-5 years).*







Burroughs window meeting

David Otero <dotoero@bridgeportpubliclibrary.org>

Wed 11/8/2023 11:01 AM

To: Thomas Errichetti <terrichetti@snet.net>; Elaine Braithwaite <ebraithwaite@bridgeportpubliclibrary.org>; Laura Matthews <lmatthews@bridgeportpubliclibrary.org>; Gregory M Raucci <GMRaucci@BismarkConstruction.com>; kevin@jgglassco.com <kevin@jgglassco.com>; Kris DiCocco <KDiCocco@bismarkconstruction.com>

Good day all. This morning I met with Greg and Kris both of Bismark Construction, and Kevin of JG Glass. First and foremost the library thanks you kindly for taking the time to meet and come up with potential solutions to be able to move forward with this project. I have included Elaine Braithwaite- City Librarian, Laura Matthews- Assistant City Librarian and Tom Errichetti- Board member and long time library advocate to this email in hopes of opening dialogue amongst all, in regards to the Burroughs library window project.

Notes from our meeting;

- Obviously when quoting these things everything must be accounted for, sort of as a "worse case scenario" type deal. Greg pointed out a few ways he may be able to give some money back or save money from the bid in things such as \$40K for minority participation if not mandated, \$25K on interior muntin (aluminum trim), labor cost of window grids (should we decide to go with another window type) and things of that nature.
- Kawneer windows vs Quaker windows could be very cost effective. See attached picture below with a similar style window (Kawneer) to what we have. This was a recent install in Norwalk, CT. You will notice they have a similar design. We are not obligated to remain historically accurate as the building is not a historical landmark yet. We may not have that option in a few short years. Again you will see the Kawneer window is not that different and could amount to a substantial savings. I noticed 2 replacement windows in the pop room that do not match our others. How historically accurate do we want to remain, exact or similar? Thoughts on window types are welcome.
- If we decide not to put the grates back over the windows that would save some money as well. I do believe Tom said the grates looked "uninviting" and would like to keep them off. You should know that the glass for the windows is not shatter proof or anything of that nature as that would make the costs skyrocket. In my 3+ years here I can only remember one incident where someone smashed glass to get into the building and that was the door in the childrens dept. Thoughts on the grates are welcome.
- Greg noted that we should probably have the lentils grinded and painted upon installation. This has not been accounted for but I believe Greg will account for in upcoming quotes.
- My thoughts are to do the windows in phases. Starting with the front of the building. There are 28 windows. Thats less than half. If we go with the Kawneer we can cut the materials cost significantly. Quaker windows are 14+ weeks lead time. Kawneer is 3+ weeks lead time. Bismark is going to give us 2 revised quotes to do just the front including the 3rd floor although Tom expressed that the 3rd floor takes less precedence . I think its best at the to do all at once for uniformity, consistency and to not have to go back and work on the front side. We would have to pay twice for permits and the like if we did. If all works out we can have the front done by the spring time in this fiscal year (2023) and then plan out what we can afford to do in the next fiscal year 7/2024. I would thing the next phase would be State st. side.

Again this email is not only intended to be informative but to promote dialogue amongst all interested parties. Please feel free to reply to this email with any questions, comments and/or concerns. On another note, Greg of Bismark was very clear in that he does not mind coming out to meet with anyone of us in the afternoon or evening hours if need be to accommodate and answer any questions or concerns as well. Thank you. I look forward to hearing your feed back.

David J. Otero
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From: Kevin Geignetter <Kevin@jgglassco.com>
Sent: Wednesday, November 8, 2023 9:23 AM
To: Gregory M Raucci <gmraucci@bismarkconstruction.com>
Cc: David Otero <dotero@bridgeportpubliclibrary.org>; Kris DiCocco <KDiCocco@bismarkconstruction.com>
Subject: Kawneer window



Kevin @ J & G Glass
Sent from my iPhone



November 7, 2023

John O'brien
Ecosolar
12 Huntington Drive
Branford, CT 06405

RE: Bridgeport Public Library
Field of Roof: Field of Roof - 18,000 sq. ft.

18,000 sq. ft.	18,000 sq. ft.
x \$5.50 sq. ft.	\$5.75 (per sq. ft. including warranty 20 yrs & wind rider)
<u>\$99,000</u>	\$103,500

2001 Company Project Management

2001 Wind Vented System @ \$5.50/sq.ft.

2001 Co. "Wind Vented Reskin System" with 60 mil EPDM installed over existing roof using "Hurricane Back Wrap" air seals at Perimeter and Penetrations.

Up to 100 mph wind rider offered at additional cost of \$0.05/sq. ft.

20 Year warranty available at additional cost of \$0.20/sq. ft.

2001 Co. Summary Specifications

1. Clean existing roof of any dirt or debris.
2. Identify wet areas of the existing roof substrate and permeate the existing roof membrane for moisture release up into the 2001 Co. "**Wind Ventilated Self Drying Roof System.**"
3. Loose lay 2001 Co. 60 mil EPDM directly over existing roof membrane.
4. Install Hurricane Back Wrap Air Seals at perimeter and penetrations per 2001 co. detailed specifications.
5. Flash all roof penetrations to NRCA., National Roofing contractor Association, detail specifications.
6. Equalizer Valves™ are installed in corners and perimeter for "**Wind Uplift Transfer**" to the structure and continuous "**Water Vapor Extraction**" out of the "**Wind Vented Roof System**"
7. Provide Building owner with options to purchase optional extras as well as 2001 Co. Manufacturer's Warranties and Riders for the completed roof project.
8. Drain replacement with retro fit drains is an **additional fee of \$350.00 per drain.**

Please note that the price per square foot does not include sales tax. Taxes will be calculated in payment agreement unless non-taxable certification is provided.

RE: Bridgeport Public Library
Field of Roof: Field of Roof – 18,000 sq. ft.

**2001 Co Wind Vented Roof Assembly is Building Code approved for
The State of Connecticut and National Building Code (IBC)**

**2001 WARRANTIES AND RIDERS (At additional Cost)
20 + 5 YEAR LABOR AND MATERIAL WARRANTY (20¢ per sq. ft.)**

Note: a 5-Year Warranty Extension is available after 20 years of continuous recorded “**2001 Co. Certified Yearly Maintenance Program**” being performed.

1. Fire Code: meets U.S. and CT National Building code (IBC) roof assembly standards. Tested at Underwriters Laboratory for Class A Fire Resistance ASTM. E-108
2. Wind Rider: up to 100 mph \$.05/sq. ft.
3. Hail Rider: 2” hail size (Free with 60 mil EPDM only)..... Free
Unlimited Hail Rider with 90 mil EPDM
4. Wind Blow Debris and Impact Resistance Rider: Free with 90 mil EPDM or with 60 mil. EPDM over Kelly Green Board..... Free
5. Vertical Wall Flashing above the base flashing rider: available. 1¢ per sq. ft. per year.
6. Wet Roof Self-Drying Rider: 2001 Co. “Wind Vented Roof System.™” Free

Extra Work When Needed on a Time and Material Cost + 10%

1. **Existing roof deck, walls, and curb structures, perimeter edge metal and flashings** are presumed sound and intact. Any deck, wall or curb reconstruction is considered extra work and will be charged as time and materials extra.
2. **Water carrying equipment, drains, scuppers, pipes etc.**, are presumed intact and working.
3. **Any reconstruction** of water carrying equipment, gutters, drains, scuppers, pipes, leaders, etc., is considered extra work and will be charged time and materials.

Building permits, applicable state and local taxes, and other government required fees and consulting requirements are additional costs of the building owner.