

Maintenance Managers Report 9/2026

LES

- *Mobilizing Wednesday 9/10 to begin scaffolding and brick work in the back. This has to get done before we can break ground for the elevator pit. As we must also get the elevator pit done before the winter weather.*

Black Rock

- *Need approval- Sonitrol upgrade to security system (Previously reported on report 8/2026). Backup attached.*

North

- *Community room carpet recently shampooed. Tuesday 9/9 Ensenco coming out to measure 3 locations for potential flooring replacement. Quote to follow.*
- *Community room A\C is down. Service call lead to the discovery of a leak. Unit may need up to 20 lbs of refrigerant at \$250 a lbs.Quote to follow. Attached is the service call with notes.*

Other notes;

- *We are trying to schedule Beardsley carpet cleaning soon. Pest control program is in full effect across all properties. Looking into more push button locks\security at Burroughs.*



SOUNDSAFE SECURITY SYSTEMS

A Provider of Sonitrol Products

PROPOSAL

PRESENTED TO: Bridgeport Public Library - Black Rock Branch

ADDRESS: 2705 Fairfield Avenue Bridgeport, CT 06605

TEL: (203) 260-7874

ATTENTION: David Otero / dotero@bridgeportpubliclibrary.org

Sonitrol Security Systems proposes to install the following equipment described below:

RE: Sonitrol Upgrade

- [1] Sonitrol FlexIP Upgrade
- [2] Sonitrol FlexIP LCD Keypad
- [1] SONIP I/O Expansion Module
- [2] SONIP Power Hub Module - 12V PS and Ethernet Bus
- [2] 2Wire Converter Units/Ethernet Including PoE over 2-Wires
- [1] EdgeSwitch 8 Port POE Switch
- [1] Cradlepoint IBR 200 CELL 10Mbps

Sonitrol to upgrade the existing obsolete Sonitrol alarm system to new Sonitrol FlexIP system which also requires replacement of two (2) existing keypads (will interface to new panel using converter devices or CAT6 to existing location from panel). Removal of 3rd keypad that Library Manager states not using for back garden door.

Will also remove the use of existing audio sensors since will not function with new FlexIP system.

Any power or network requirements will be provided and installed by others.

Network lines will be nearby panel for connection to network and to be provided by client.

Excludes any patch, paint, repair of existing equipment locations, any new or additional wiring for devices that may become required will be quoted separately.

Sonitrol to also install new cell communicator as backup communication for central station monitoring of the new Sonitrol alarm system as part of upgrade.

Total Security Installation:	\$8,986.00*	
Sonitrol Cellular Radio Back Up - Monthly		\$35.00
* Plus Tax (if applicable)		

Proposal assumes normal installation conditions; if unforeseen obstacles occur you will be notified and additional labor costs will be assessed. Permits and compliance fees for this project will be billed under cover once the fees have been identified.

Submitted: 8/6/2025

By: Lee Racca
Sales Manager

Accepted: _____
(date)

By: _____
Name Title



RE: Black Rock Library - Site Visit

From Lee Rocco <lrocco@ctsonitrol.com>
Date Wed 8/6/2025 3:56 PM
To David Otero <dotoero@bridgeportpubliclibrary.org>
Cc Brian Leahy <bleahy@ctsonitrol.com>

 1 attachment (484 KB)
Black Rock Library Branch - Sonitrol Upgrade.pdf;

Hi Dave,

Brian & I visited the library yesterday to survey and spoke with the branch manager Margaret Girgis.

Attached Sonitrol upgrade proposal includes wire converters for required keypad replacements as new wire runs to locations challenging.

We will also eliminate one keypad at back garden entrance since told never used and any existing audio sensors be removed from system.

The new panel will communicate over network but be installing cell communicator as back-up (\$35 mthly).

Please let us know if have any questions or if be proceeding.

Thanks for opportunity,

Lee Rocco | Sales Manager
Sonitrol / Sound Safe Security
(203) 521-9591

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From: David Otero <dotoero@bridgeportpubliclibrary.org>
Sent: Monday, August 4, 2025 10:07 AM
To: Lee Rocco <lrocco@ctsonitrol.com>; Brian Leahy <bleahy@ctsonitrol.com>
Subject: Re: Black Rock Library - Site Visit

Yes. 1pm. I myself will try to be there. If not I will have someone on site.

David J. Otero
Library Maintenance Manager



P.O. Box 304 , 786 Main Street
Monroe, CT 06468-0304
(203) 268-6279
WWW.EDGERTONHVAC.COM
CT LIC. #S1 302765

INVOICE

Invoice No.: **682628**
Invoice Date: **09/08/2025**
Client: **180885**
Site: **218998**
Page: **1 of 1**

Bill To
BRIDGEPORT PUBLIC LIBRARY
EMAIL ONLY
accounts@bridgeportpubliclibrary.org

Service Location
BRIDGEPORT PUBLIC LIBRARY-3455 MADISON
3455 MADISON AVE
NORTH BRANCH
BRIDGEPORT CT 06604

Work Order Id: **183449**
Completion Date:

P.O. #:
Job Id: **07S124527**

Work Requested:
CARRIER RTU - DISCHARGE AIR TEMP. @ 79 DEGREES

Work Performed:
Sep 5, 2025
Found unit out of refrigerant. Pressure test, leak at hot gas bypass flex line. Compressor appears to have been replaced. Ran test on compressor & ok
Also quote replacing system.
QUOTE TO BE SENT FOR APPROVAL OF REPAIR NEEDED.

Labor

\$275.00

INVOICE TOTAL \$275.00

NET 30 DAYS

****Please note that service invoices are subject to a trip charge for vehicle and dispatch fees****
For your convenience, you can now pay your bill online at
<https://www.edgertonhvac.com/secure-pay/>

We now offer delivery and installation of propane! Visit us today at
www.edgertonfuels.com or call us at 203.268.6279, option 3.

THANK YOU FOR YOUR BUSINESS
HEATING - AIR CONDITIONING - PLUMBING - ELECTRICAL - SHEET METAL

TERMS: Due upon receipt - Invoices received at the time of service are subject to final review by Edgerton billing department. You will be notified of any price changes. The purchaser agrees in the event of default of non-payment of an overdue account, they shall be liable for collections fees, including reasonable attorney's fees and costs. The purchaser further waives any right to notice and hearing prior to the issuance of a prejudgement remedy pursuant to Section 8 of the Public Acts 73-431.