

# **Maintenance Managers Report 1/2026**

## **LES**

- *Structural repairs are complete. Framing and sheet rock to go up next. Waiting for next phase schedule updates. On site meeting scheduled for Friday 1/9.*
- *Ground has been broken on Shelton st. side for elevator pit. Elevator is on order. Potential dates\scheduling to follow..*
- *Study room partition- Has been changed to solid, soundproof wall in design. Savings of about 10K after cost of materials for new design.*

## **Black Rock**

- *Previously approved façade repair (\$6,395) has requisition in process for P.O. Upon receipt we will schedule.*
- *Floor painting in the basement is about 75% complete.*

## **North**

- *Previously approved carpet quote- \$25,169.57 P.O. has been received and installation scheduled for 1/13-1/16.*
- *Sprinkler system inspection found a deficiency. Repair amount is \$1,400. \*NEEDS APPROVAL*
- *Previously approved Sonitrol quote to repair\upgrade alarm issues has been completed.*

## **Burroughs**

- *Stack locks have been shipped. Waiting on custom strike plates to schedule installation.*
- *The leaking radiator on the 2<sup>nd</sup> floor has had valve ordered and awaiting scheduling.*
- *Major steam leak in back hallway/office is under investigation. Tentative repairs scheduled for 1/13.*
- *Staff elevator down. Part on order. Tentative reair on 1/13 or 1/14*

## **Beardsley**

- *Lighting for signage (library name lights) are partially out. Specifically the center section. McBride being scheduled to troubleshoot amongst other minor items.*
- *Previously approved partition (\$8,800)-requisition in processing. Upon approval and receipt we will schedule.*

## **Newfield**

- *Previously approved partition (\$7,800)-requisition in processing. Upon approval and receipt we will schedule.*
- *Leak at front entrance. Pricing in progress to seal above windows and sills as well as any other indicated defects.*
- *Front door self closer broken. Waiting Tull Brothers and schedule repair.*



Johnson Controls Fire Protection LP  
 1 Waterview Drive  
 Shelton, CT, 06484

[www.johnsoncontrols.com](http://www.johnsoncontrols.com)

**PROPOSAL AND SERVICE AGREEMENT**

Date: 01-06-2026 SR#:60385810 Quote Ref: North Branch Library-Deficiency - CPQ-1148435	Customer #:154401 Proposal #: CPQ-1148435	Prepared By: Frank Distefano Employee Number: 215802 Phone #: Email: frank.distefano@jci.com
Purchaser Contact Information: Name:david otero		
Phone:203-212-1898		Email:Dotero@bridgeportpubliclibrary.org

Johnson Controls Fire Protection LP ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and or materials hereinafter described, subject to the terms and conditions of this Agreement.

Ship To Information	Bill To Information
North Branch Library , 3455 Madison Ave. , Bridgeport,CT, 06606-1721 .	Bridgeport Public Library , 925 Broad St, BRIDGEPORT,CT,06604-4871 .

**Scope of Work**

Fire Sprinkler Bypass Backflow failed annual test- Sprinkler Technician will clean out debris/ clean clog and retest. A second quote for approval may be needed if it is determined a return service call is required to install repair parts. CT State Contract Pricing 18PSX0005 \$175/hr- 8 Hour Estimate -Time and Material. Exclusions:

1. Unforeseen issues with pipe and fittings, such as corroded, broken, or seized threads
2. Cutting of sheet rock, paint or patch work
3. Ceiling tile work (replacing old broken ceiling tiles)
4. Electrical work
5. Permits for work
6. Moving and lifting large items to perform work in the scope
7. Fire watch detail
8. Underground piping/ Excavation
9. Additional requests from the AHJ's
10. Sprinkler protection in any other area
11. Seismic bracing
12. All work pending proper access.
13. Lift not included.
14. Fire Panel Programming by subcontractor.

QTY	MODEL NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
8	MECH/SUPP RG	L&M Labor Regular	\$175.00	\$1,400.00

**Total net selling price, \$1,400.00**

To the extent applicable, Johnson Controls has included an estimate only for all state and local sales tax for this quote. The actual sales tax due will be calculated and billed upon issuance of an invoice, unless a valid exemption and/or resale certificate is received by Johnson Controls. Any additional taxes, duties, tariffs or similar items imposed prior to shipment will be charged.

Fees associated with the submission of documentation required by AHJ or other governing agencies, not itemized in this proposal will be invoiced separately.

Fire, Security, Communications, Sales & Service  
 Offices & Representatives in Principal Cities throughout North America



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### Relevant URLs

For ordering parts, please order from <https://fire.solutions.jci.com/spare-parts>

<b>Prevailing Wage Required?</b> <u>No</u> <b>Certified Payroll Required?</b> <u>No</u> <b>Customer/Site Tax Exempt?</b> <u>No</u>	Working Hours: Based on normal business hours Mon-Fri 7:30AM-4:00PM unless otherwise noted.
Payment Terms:Net 30	Total quote value:\$1,400.00

<input checked="" type="checkbox"/> Fixed Price	<input type="checkbox"/> Labor and Material	<input type="checkbox"/> NTE
"This Proposal is valid for 30 days"		

Name: _____	Johnson Controls Fire Protection LP 1 Waterview Drive Shelton ,CT 06484
Title: _____	
PO#: _____	
Signature: _____	

Fire, Security, Communications, Sales & Service  
Offices & Representatives in Principal Cities throughout North America



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## North Branch library- fire sprinkler deficiency quote for approval- from Johnson Controls

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**From** Frank J. Distefano <frank.distefano@jci.com>

**Date** Tue 1/6/2026 3:59 PM

**To** David Otero <doter@bridgeportpubliclibrary.org>

 2 attachments (742 KB)

NorthBranchLibrary-Deficiency-CPQ-1148435- from Johnson Controls- FD.pdf; North Branch Library - 13307081 - North Branch Library - Sprinkler - Semi-Annual - 2025-12-16.pdf;

Hi Dave,

Hope all is well- please see attached fire sprinkler deficiency quote for approval to repair your Bypass Backflow Preventor...and the most recent sprinkler inspection report for your files.

I quoted the new CT State contract Time and Material price of \$175.00/hr plus parts

Thank you,

Frank

**Frank Distefano** / Systems Integrity Representative /**SimplexGrinnell** /**Johnson Controls**

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