

Maintenance Managers Report 2/2026

LES

- ***1st floor all framed out. Basement framing being finalized. Sheetrocking completed on one side that's been approved by the city. Electrical has started to run. Elevator install scheduled for mid March. Back side of roof is completed. This repaired the leak issues. Tentative schedule projects for completion in July.***
- ***Data assessment was done with Brian Remigio and myself, Total Communications and McBride. There seems to be some cabling issues that were not in the original scope and will probably be on us. Its best to do now while the ceilings are all still open\exposed. I'm sure Brian will elaborate.***
- ***Potential \$60K change order; originally the ceiling was not to be demo-ed. But due to all the investigative work that had to be done and changes in the drawings\designs, the entirety of the ceiling tiles and grid needs to be replaced. Currently trying to determine if those cost would be offset by savings. Details to follow.***

Burroughs

- *Major steam leak repaired. Waiting on invoice*
- *Stack locks and parts have arrived. Project to start sometime mid February.*

Black Rock

- *Previously approved façade repair (\$6,395) P.O. has been received. Scheduling to follow. Waiting on contractor to confirm availability.*
- *Floor painting in the basement is about 100% complete in all public spaces.*
- *Entire basement heat is out. We have placed space heaters(radiators) temporarily. Repair cost is \$5,510 (attached). I already approved as the heating coil can be as much as 30 days out and this is considered an emergency. I have requested expedition if possible. *ADD TO VOUCHERS*

North

- *Previously approved carpet\flooring installation has been completed.-*
- *Sprinkler system inspection found a deficiency. Repair amount is \$1,400 (attached). *ADD TO VOUCHERS*

Beardsley

- ***Lighting for signage (library name lights) are partially out. Specifically the center section. McBride has assessed and I am awaiting feedback. McBride is also addressing light switch issues.***
- ***Previously approved partition (\$8,800)-Purchase order has been received. This should be scheduled and completed by the end of February.***

Newfield

- ***Previously approved partition (\$7,800)- Purchase order has been received. This should be scheduled and completed by the end of February.***
- ***Front door self closer broken. Repair scheduled for 2/6/2026***



P.O. Box
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CT Lic. #S1 302765

QUOTE

Proposal Number 1069378090

Estimate Id 1069378835
Estimate Date 1/30/2026

Proposed To:

Name BRIDGEPORT PUBLIC LIBRARY
Address EMAIL ONLY
#accounts@bridgeportpubliclibrary.org, USA

Service Location:

Name BRIDGEPORT PUBLIC LIBRARY-2705
FAIRFIELD
Address 2705 FAIRFIELD AVE #BLACK ROCK
BRANCH
BRIDGEPORT, CT 06604 USA

Edgerton is pleased to present the following quote for your approval:

Name HOT WATER COIL
QUOTE TO REPLACE THE HOT WATER COIL:

Summary REPLACE THE LEAKING HOT WATER COIL FOR AHU #2
THIS QUOTE INCLUDES PARTS AND LABOR

Description of work

Proposal Number 1069378090
Proposal Status 3

Sub Total	\$5,510.00
Taxes	\$0.00
Deposit/Downpayment	\$0.00
Total Due	\$5,510.00

Please note that this quote is not inclusive of any additional diagnostic charges, when applicable.

PURCHASE, SALE AND INSTALLATION

EDGERTON INC. hereby agrees to sell and the Buyer(s) agree to purchase the equipment, materials and labor described hereinafter or attached as an addendum to this AGREEMENT, upon the terms and conditions set forth herein; and EDGERTON INC. agrees to install such equipment and materials in good operating condition and to furnish all labor for such installation. This proposal may be withdrawn by EDGERTON, INC if not accepted within 30 days.

Payments shall be made as follows:
Make checks payable to Edgerton, Inc.
Edgerton accepts all major credit cards

A service charge of 1.5% per month or an annual rate of 18% added to overdue accounts on amounts owed. The buyer agrees in the event of default or nonpayment on an overdue account, he shall be liable for collection fees. The undersigned further waives any right to notice and hearing prior to the issuance of a prejudgment remedy pursuant to Section 6 of Public Act 73-431. Seller is authorized to check credit +

employment history. Warranties on equipment, and service contract, will not be registered until final payment has been received in full.

CHANGE ORDERS

Our Foreman reserves the right to make decisions on site, with verbal notification, to preserve the integrity of the work/project. The price and timeline in the original proposal/bid are based on working knowledge of the project at the time of submission and proposal acceptance. Changes to the work scope that exceed the proposal/bid will be discussed and a detailed Change Order will be drawn up that outlines the additional time and costs associated. Work will proceed upon written acceptance. Our terms and warranty are applicable to Change Orders.

Authorization Signature *David Otero*

Authorization Paragraph I hereby authorize to complete the above work in the amount of \$5,510.00 to be performed with the knowledge that this an estimate and can be changed.

Signature *David Otero*

Signature Date 1/30/2026

Accepted By: _____ Date: _____

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 amount, 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.



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

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