

Maintenance Managers report 8/2025

LES

- *Bismark has received all structural changes and pricing. Additional work +/- \$600K. Summary of previous change orders attached to get an overall look at the big picture*
- *Since we repaired and secured the fencing on Shelton st. as well as increased our presence with the daily property checks we have had a significant decrease in trash around the build and homeless sleeping around the building, etc. However, this is a day to day situation.*

North

- *The final inspection and walk through has been performed. The roof is 100 complete. We will have one final invoice to pay that includes change order(\$5,462.65) (previously submitted). Once the money is added to the P.O. and we are able to pay the final invoice we will be provided all final documentation and warranty information. Based on the warranty information the solar panels can begin to be installed accordingly.*
- *Previously approved sprinkler repair (\$3,620) signed off on to be scheduled. Requisition approved on 7/23. Purchase order received.*

Burroughs

- *Previously approved chiller repair (\$19,947) signed off on to be scheduled. Requisition approved on 7/23. Waiting for purchase order.*
- *Previously approved Vacuum pump repair (\$6,363) signed off on to be scheduled. Requisition approved on 7/23. Purchase order received.*
- *The shed for the Friends of the Library is completed.*

Beardsley

- *Quote for weeding Beardsley and cleaning up property attached; \$1,700. The weeds and overgrowth have proven to be very difficult to keep up with for one person. This is a one time service. Needs approval.*
- *Locksmith being scheduled for several repairs at Beardsley. The quote includes a repair at Burroughs to replace push button lock in stock. It is reflected in the labor hours on the attached quote. Needs approval.*

Newfield

- *Quote for weeding Newfield and cleaning up property attached; \$1,602. The weeds and overgrowth have proven to be very difficult to keep up with for one person. This is a one time service. Needs approval.*

Black Rock

- *Alarm system has been problematic for a few weeks. Arming\disarming\communication\alarms etc. Sonitrol has quoted us to upgrade the existing obsolete system. \$8,986.00 (quote attached) Needs approval.*
 - *Reached out to sponsor\donor\contractor whom offered to help with façade to inquire as how or what they were offering. No response.*
 - *Garden being cleaned up.*
 - *Gutters being scheduled for cleaning.*
-
-
-



Bismark Construction Co Inc

Prime Contract Change Orders

Number	Revision	Title	Status	Executed	Amount	Date Initiated	Due Date	Review Date	Designated Reviewer	PCO
007	0	Structural Changes	Approved	No	\$641,883.66	8/6/2025		8/6/2025		PCO #013
006	0	Redlines	Approved	No	\$261,084.02	8/6/2025		8/6/2025		PCO #012
005	0	Added Builders Risk	Approved	No	\$34,569.00	6/5/2025		6/5/2025		PCO #011
004	0	Additional Ceiling Demolition for Structural Review	Approved	No	\$28,418.11	6/5/2025		6/5/2025		PCO #009
003	0	Field Investigation Additional Demolition Only	Approved	No	\$42,008.95	3/31/2025		3/31/2025		PCO #007
002	0	2nd Floor Mold Demo	Approved	No	\$14,385.20	3/31/2025		3/31/2025		PCO #006
001	0	Abatement	Approved	No	\$59,350.85	3/31/2025		3/31/2025		PCO #001
Total: 7 PCCOs					\$1,061,699.79					



Silktown Roofing, Inc.
27 Pleasant Street
Manchester, CT 06040
860-647-0198

Change Order Request #1

Project Name: Bridgeport Library

Date 1/16/2025

Name of Change: Raise Mechanical Lines

Description

Due to height of new insulation assembly, copper lines running from mechanical unit needed to be raised. In order to do this the unit was shut down, gases were evacuated properly, lines were cut, new lines were installed at the proper height, unit was re-pressurized. New pitch box was installed by Silktown.

Recap

Worked Performed by Silktown

(See Breakdown on Page 2)

Material &, Equipment Subtotal		\$	500.00
O/P on Material & Equipment	0.00%	\$	-
Labor Subtotals		\$	708.56
O/P on Labor	0.00%	\$	-
Total Worked Performed by Silktown		\$	1,208.56

Worked Performed by Subcontractors

Blizzard Mechanical		\$	4,000.00
(subcontractor)		\$	-
(subcontractor)		\$	-
(subcontractor)		\$	-
Subcontractor Sub-total		\$	4,000.00
O/P (on Subcontractor)	5.00%	\$	200.00
Total Work by Subcontractor		\$	4,200.00

Total - All Work		\$	5,408.56
Bond @	1.00%	\$	54.09
Grand Total this Change Request		\$	5,462.65
Tax on Total (if applicable)	0.00%	\$	-
Grand Total		\$	5,462.65



Silktown Roofing, Inc.
27 Pleasant Street
Manchester, CT 06040
860-647-0198

Change Order Request #1

Project Name: Bridgeport Library

Date 1/16/2025

Cost Breakdown

Materials	Qty	Unit	Cost	Total
EPDM Pitch Box	1	Kit	\$ 500.00	\$ 500.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Material Sub-Total				\$ 500.00
Material Tax (if applicable)				0.00% \$ -
Material Total				\$ 500.00

Equipment	Qty	Unit	Cost	
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Equipment Sub-Total				\$ -
Equipment Rental Tax				0.00% \$ -
Equipment Total				\$ -

Labor	Reg Hrs	O/T hr	Reg Rate	O/T Rate	Reg	O/T
Carpentry Foreman			\$ 90.15		\$ -	\$ -
Carpentry JM			\$ 86.99		\$ -	\$ -
					\$ -	\$ -
Rfg Foreman	4.00		\$ 90.15		\$ 360.60	\$ -
Rfg JM	4.00		\$ 86.99		\$ 347.96	\$ -
					\$ -	\$ -
Fab Sht Mtl Foreman			\$ 110.47		\$ -	\$ -
Sht Mtl Foreman			\$ 110.47		\$ -	\$ -
Sht Mtl Jm			\$ 102.47		\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
	8.00				\$ 708.56	\$ -
Labor Subtotals					\$ 708.56	\$ -
Labor Sub-Total					\$ 708.56	\$ -
Labor Tax (if applicable)					0.00% \$ -	\$ -
Labor Total					\$ 708.56	\$ -



Purchase Order

Fiscal Year 2025

Page: 1 of: 1

B
I
L
L
T
O

BRIDGEPORT PUBLIC LIBRARY
925 BROAD STREET
BRIDGEPORT, CT 06604
Phone: 203-576-7777

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **25011975 - 00**

Delivery must be made within doors of specified destination.

V
E
N
D
O
R

SILKTOWN ROOFING INC
13 PLEASANT STREET
MANCHESTER, CT 06040-5891

S
H
I
P
T
O

NORTH BRANCH LIBRARY
3455 MADISON AVE
BRIDGEPORT, CT 06606
Email: DOTERO@BRIDGEPORTPUBLICLIBRARY.ORG
Fax: 203 567-8852

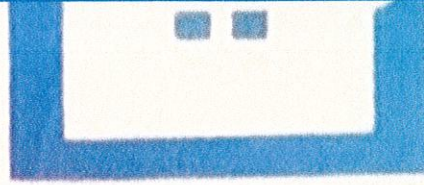
Vendor Phone Number		Vendor Fax Number	Requisition Number	Delivery Reference		
860-647-0198		860-646-0775	7288	DAVID OTERO		
Date Ordered	Vendor Number	Date Required	Freight Method/Terms		Department/Location	
04/17/2025	102124				BRIDGEPORT PUBLIC LIBRARY	
Item#	Description/PartNo		QTY	UOM	Unit Price	Extended Price
1	LBB007257-BPL NORTH BRANCH ROOF REPLACEMENT		786,400.0	EACH	\$1.00	\$786,400.00
	BID#: LBB007257, PROJECT NAME#: BPL NORTH BRANCH ROOF REPLACEMENT, CONTRACT AWARD \$781,600.00, ADDING ALTERNATE 1 ACCEPTED \$4,800.00 BRINGING TOTAL AWARD TO \$786,400.00 (SEVEN HUNDRED EIGHTY-SIX THOUSAND FOUR HUNDRED DOLLARS)					
	GL Account: 37700702 - 56045 - 4C700					\$786,400.00

Total Ext. Price \$786,400.00
PO Total \$786,400.00

Solomon's house llc

2034000438

1164 iranistan ave
Bridgeport, CT 06605
United States



Solomons House LLC

Description	Rate	Qty	Line Total
-------------	------	-----	------------

New field library 1602 sq ft of mulch beds clean up. Weed to be cut and/or pulled @ 1.00 a sq	\$1,602.00	1	\$1,602.00
--	------------	---	------------

Beardsley branch library 2 1700 sq ft mulch beds clean up. Weeds to be cut and/or pulled @ 1.00 a sq	\$1,700.00	1	\$1,700.00
---	------------	---	------------

Subtotal	3,302.00
Tax	0.00

Estimate Total (USD) \$3,302.00

Prepared For
Bridgeport public library ,
City of Bridgeport ,
999 broad st
Bridgeport,Ct 06604

Estimate Number
0000066

Estimate Date
09/07/2023

Notes

All vegetation hauled away.

Tull Brothers, Inc.

Quote

P.O. Box 189
66 New Britain Avenue
Rocky Hill, CT 06067
Tel: 860-563-9328 Fax: 860-563-1509

Quote # : 417026
Quote Date : Aug 4, 2025
Expiration Date : Nov 2, 2025

Customer:

Bridgeport Public Library
925 Broad St.
Bridgeport, CT 06484

Ship To:

Bridgeport Public Library-Beardsley Branch
2536 E Main St
Bridgeport, CT 06484

Account Code : BPL
Terms : NO
Customer Job # :
Salesperson : Dave DeFelice
Order Name : Beardsley door handle, Study room Beardsley

Purchase Order # :
Shipped Via : Installer

Qty	Product Description	Unit Price	Extended Price
1	Service Call- Minimum	125.00	125.00
2	Mortise Lockset ML2057 104U LC RH 626	585.85	1,171.70
1	Custom Wrap Plate 504-CW-22G-ML2000 12 X 1.15 630 wrap to convert from discontinued electronic lockset to standart keyed lockset	83.63	83.63
8	Misc Labor- per Hour labor to complete all work including lock swap at	120.00	960.00

Pre-Tax Total : 2,340.33
FDM - FEDERAL & STATE MAT. : 0.00
Quote Total : 2,340.33

All Prices are quoted subject to the following:

Quoted prices do not include state and local taxes unless otherwise stated.

Acceptance within 30 days and credit approval by Tull Brothers Inc. credit department are required for Net 30 billing otherwise, terms of sale are; 50% deposit and balance due prior to delivery.

Seller reverses the right to recover all costs of collection including reasonable attorney's fees.

Material will be billed proportionately as shipped with payment due when received.

Retainage is NOT accepted.

All prices are quoted FOB factory with full freight allowed to jobsite unless stated otherwise.

Common Carrier shipments consigned to the customer become the property of the customer.



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 / dotoero@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 Rocca
Sales Manager

Accepted: _____
(date)

By: _____
Name Title