

Maintenance Managers Report 8/2026

LES

- *Exterior brick work installation in progress.*
- *Projected completion 8/31/2026.*
- *Partial furniture delivery scheduled for 9/8.*
- *Quote for additional sidewalk repair provided last month for approval; \$22,686.98 (Shelton st. To East Main st.). This is for demo, 15 yards and curbing. Change order has been approved as time is of the essence and is currently being scheduled.*
- *Post construction; would like to consider and price additional camera(s) in new stairwell.*
- *We have purchased and installed a dehumidifier for the basement. Running 24\7 as needed and discharging into a floor drain.*
- *There is currently still some water intrusion into the basement during significant rain. This seems to be via ground water/foundation issues. This will have to be addressed post construction utilizing a company that specializes in basement waterproofing.*
- *There is also a deficiency with our neighbors roof at the corner that meets our property. We are trying to address this with the neighboring retailer.*

Burroughs

- *One section of steam pipe pricing submitted for approval last month (\$7,750). This has been executed. See attached quote and picture.*
- *Staff bathroom\3rd floor stacks is out of order. Needs repair to floor drain and piping; \$3,450 (quote attached)*
- *Staff employee entrance door, frame and closing mechanism to be priced for repair.*

Black Rock

- *Previously approved façade repair (\$6,395) has been completed. We started the process of painting.*
- *Water intrusion into basement occurred during heavy rain 2x after having no issues for a couple of years. We believe this was due to the extraordinary circumstances (torrential rain), proximity to the ocean and being at sea level. It was basically inevitable. We are monitoring the situation.*

North

- *Community room exit door needs new crash bar. To be quoted.*
- *Sprinkler inspection completed 7/2026.*
- *Property perimeter sprayed for ticks as there were a few reports from staff.*

Beardsley

- *Beardsley had water backing up through the floor drains after the storms. Our line were blocked going out to the street. Using the as built prints we located the main out the street and had a plumber snake out 150'-200' to clear the blockage. Invoice to follow.*
- *Bike rack installed.*

Newfield

- *Front door self closer replacement quoted (\$5,800) need approval to schedule. Will get an updated quote to submit for P.O.*
- *Window glass was found broken in rear of building. Has since been repaired. Invoice to follow.*

*****Other; Landscaping services have begun at all locations, including weeding, mulching and seeding at Beardsley and Newfield.***

Pest control services have begun at all locations.

Edgerton has performed all preventative maintenance (filters and belts) at all locations.



PCO #061

Bismark Construction Co Inc
100 BRIDGEPORT AVENUE
Milford, Connecticut 06460
Phone: +12038768331

Project: 24040 - Bridgeport Library - Lower East Side Renovation Phase
2
1174 East Main Street
Bridgeport, Connecticut 06608

Prime Contract Potential Change Order #061: CE #078 - Sidewalk Replacement

TO:	Bridgeport Library 925 Broad Street Bridgeport, Connecticut 06604	FROM:	Bismark Construction Company, Inc 100 Bridgeport Avenue Milford, Connecticut 06460
PCO NUMBER/REVISION:	061 / 0	CONTRACT:	1 - East Side Library
REQUEST RECEIVED FROM:		CREATED BY:	Kris DiCocco (Bismark Construction Company, Inc)
STATUS:	Pending - In Review	CREATED DATE:	6/17/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$22,686.98

POTENTIAL CHANGE ORDER TITLE: CE #078 - Sidewalk Replacement

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)
CE #078 - Sidewalk Replacement

ATTACHMENTS:

[CO#3 Additional Sidewalk.pdf](#)

#	Budget Code	Description	Amount
1		Sidewalk Replacement	\$18,674.00
2		BCC Superintendent	\$840.00
Subtotal:			\$19,514.00
Procure Management Fee (0.26% Applies to All Line Items):			\$50.74
Insurance (1.00% Applies to All Line Items):			\$195.14
OHAP (15.00% Applies to All Line Items):			\$2,927.10
Grand Total:			\$22,686.98

Stephen Hennebry (Antinozzi Associates)
271 Fairfield Ave
Bridgeport, Connecticut 06604

Bridgeport Library
925 Broad Street
Bridgeport, Connecticut 06604

Bismark Construction Company, Inc
100 Bridgeport Avenue
Milford, Connecticut 06460

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



MAC INDUSTRIAL SERVICES



11 ADIRONDACK TRAIL
EASTON, CONN
06612

T: 203-209-8329

City of Bridgeport
Bridgeport Public Library

Date: June 18, 2026

Attn: David Otero

PROPOSAL

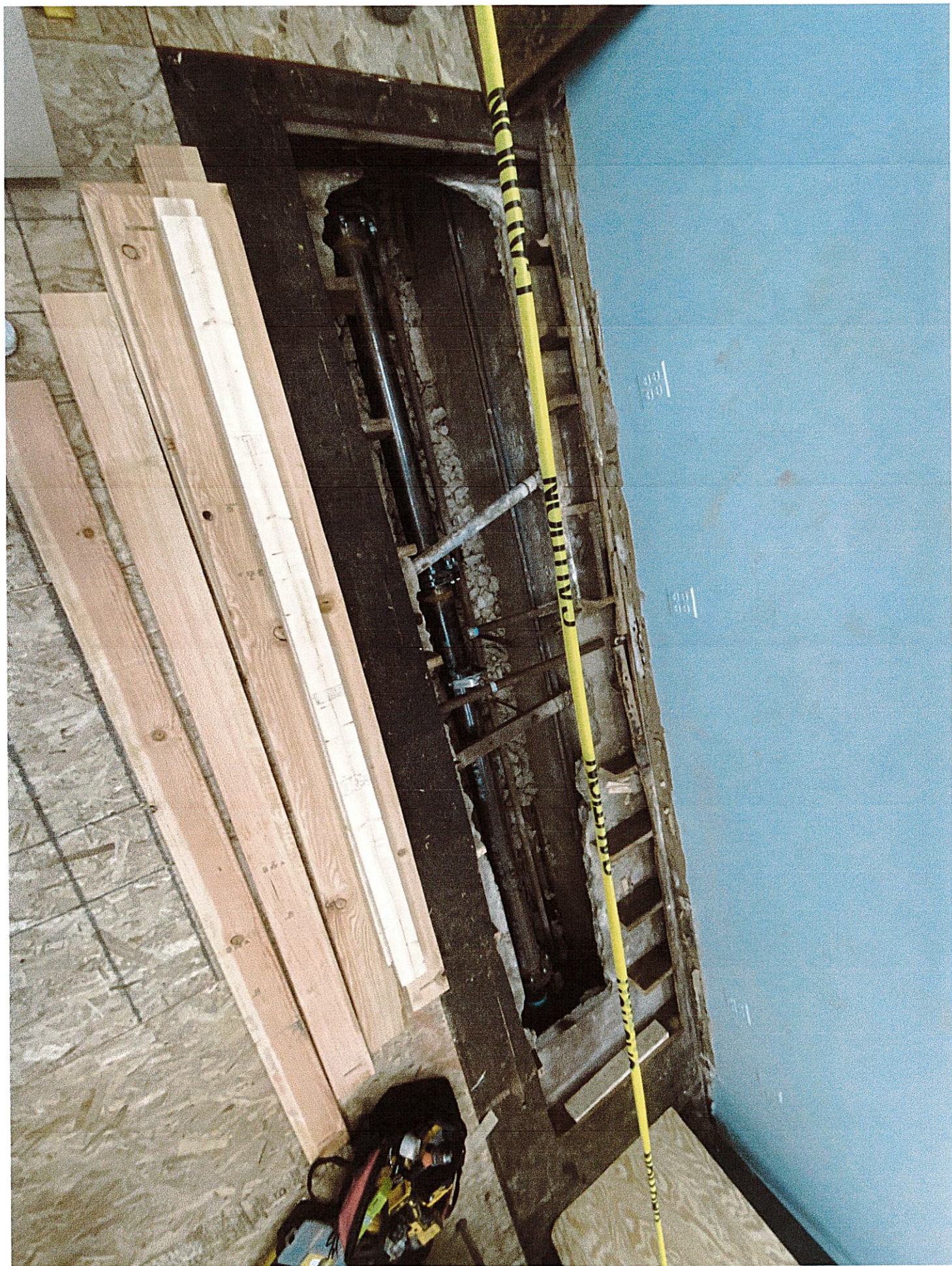
Mac Industrial is pleased to submit the following proposal. We will supply all material, labor and equipment to replace approximately 12 feet of 5 inch welded steam line located under the floor in a crawl space.

The job is anticipated for 1 day of pre fabrication and 2 days to install

Quoted Price

\$7,750.00

If the installation is completed in one day there will be a \$2400.00 deduction





ESTIMATE	#1591
ESTIMATE DATE	Jul 21, 2026
SERVICE DATE	Jul 15, 2026
EXPIRATION DATE	Aug 12, 2026
TOTAL	\$3,450.00

Bridgeport Public Library 8370202
925 Broad Street
Att: Sara Santos

CONTACT US
909 Success Ave
Stratford, CT 06614

(203) 212-6274
dotero@bridgeportpubliclibrary.org

(203) 336-5725
kyle@yourplumberct.com

ESTIMATE

Option #1

Services	qty	amount
Replace leaking lead drain line serving 3rd floor toilet with new PVC flange / piping up to the nearest good pipe connection.	1.0	\$3,450.00
Includes all necessary demo / concrete removal and cement patching if necessary.		
Customer is responsible for removing marked section of plaster ceiling to gain access to work area.		

Services subtotal: \$3,450.00

Subtotal \$3,450.00

Tax (Conn. Sales Tax 6.35%) \$0.00

Total \$3,450.00

1 Year warranty on all labor and Your Plumber supplied material unless otherwise noted

No warranty on drain clearing

A reoccurring late fee of 1.5% will be added every 14 days to delinquent invoices

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 # : 417824
Quote Date : Apr 14, 2026
Expiration Date : Jul 13, 2026

Customer:

Bridgeport Public Library
925 Broad St.
Bridgeport, CT 06484

Ship To:

Bridgeport Public Library
925 Broad St.
Bridgeport, CT 06484

Account Code : BPL
Terms : N0
Customer Job # :
Salesperson : Dave DeFelice
Order Name : Newfield library Replacement handicap door opener
Purchase Order # : 23012013-00
Shipped Via : Installer

install replacement auto opener , all wiring and programming included

<u>Qty</u>	<u>Product Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
1	Operator 6341K2 689	4,450.00	4,450.00
<u>Description</u>			<u>Price</u>
installation			1,350.00
Pre-Tax Total			5,800.00
FDM - FEDERAL & STATE MAT.			0.00
Quote Total			5,800.00

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.