

Maintenance Manager's report 7/2025

LES

- *An on site structural meeting was held on 7/10/25 with multiple vendors to accurately provide pricing for repairs. All quotes are expected to be received no later than 7/25 9am. Details to follow*

Burroughs

- *Chiller repair (TRANE) \$19,947. A\C works on 2 circuits that should alternate to not over load the system and extend the life of the unit. We are currently running on one stage. Backup attached for approval.*
- *Vacuum pump repair (EDGERTON) \$6,363. Vacuum pump removes all water and condensate from heating system as we heat with steam. The system can not operate properly if they have water as it blocks the steam from circulating. Backup attached for approval.*

North

- *Sprinkler system repair (JOHNSON CONTROLS) \$3,620. Life safety issue and must be addressed. Backflow replacement or repair. Backup attached for approval.*

Capital items (projected next 3-10 years)

Burroughs

- ***Boiler replacement (2) (est \$300K +/-)***
- ***Brick repointing***
- ***Windows***
- ***Condensing unit and lines (6 fans)***
- ***Elevator replacements (2) (est \$460K)***

Black Rock

- ***Façade***
- ***Basement flooring***
- ***Brick repointing***
- ***Gutters***

North

- ***VAV's replacement (est \$160K)***
- ***Condensing unit***
- ***Air handlers (2)***

Beardsley, Newfield and LES* are fairly new and I do not see any immediate capital items being needed.



Trane U.S. Inc. dba Trane
 716 Brook Street, Suite 130
 Rocky Hill, CT, 6067
 Phone: (860) 616-6600
 Fax (860) 616-6599
 Service Contact Number: (800) 959-7236

May 01, 2025
 BRIDGEPORT PUBLIC LIBRARY
 925 BROAD ST
 BRIDGEPORT, CT, 06604

Project Name: CH-1

Site Name: BURROUGHS AND SADEN MEMORIAL LI

We are pleased to offer you this proposal for performance of the following services for the Equipment listed. Services will be performed using Trane's Exclusive Service Procedure to ensure you get full benefit of our extensive service experience, coupled with the distinct technical expertise of an HVAC Equipment manufacturing leader. Our innovative procedure is environmentally and safety conscious, and aligns expectation of work scope while providing efficient and productive delivery of services.

Equipment List:

Equipment	Model Number	Serial Number
CH-1	RTUD 080A	u11J01633

Scope of Service:

we will be removing the refrigerant that's left and pulling a apart the suction line so we can replace the relief valves, butterfly valve, and gaskets. we will also be preforming a leak check on the unit before we charge it. any other leaks and refrigerant will be a separate quote. no refrigerant is included in this quote.

Total Price: \$ **19,947.00**

[Response Link](#)

Clarifications

1. Applicable taxes are not included and will be added to the invoice.
2. Any service not listed is not included.
3. Work will be performed during normal Trane business hours unless stated.
4. Travel time is not included unless stated.

I appreciate the opportunity to earn your business, and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,
 Sam Mercuriano
 Trane Service Technician
 Sam.Mercuriano@trane.com

Tariffs

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in the raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions – Quoted Service.

This proposal is valid 30 days from May 01, 2025. This agreement is subject to Customer's acceptance of the attached Trane USA Services Terms and Conditions.



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

www.johnsoncontrols.com

PROPOSAL AND SERVICE AGREEMENT

Date: 02-03-2025 SR#:58151000 Quote Ref: North Branch Library-Deficiency - CPQ-838267	Customer #:154401 Proposal #: CPQ-838267	Prepared By: Frank Distefano Employee Number: 215802 Phone #: Email: frank.distefano@jci.com
Purchaser Contact Information: Name:Paula Keegan	Phone:203-576-8021	Email:pkeegan@bridgeportlibrary.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:

Replace 1st and 2nd Check replacement on Ames6" 5000 SS S/n 5DK0804 and Install Rebuild kit on 3/4" Relief valve- CT State Contract Pricing- Labor Rate \$130.00/ hr + parts.

Sprinkler 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. Hydraulic calculations and layout design
6. Permits for work
7. Moving and lifting large items to perform work in the scope
8. Fire watch detail
9. Underground piping/ Excavation
10. Additional requests from the AHJ's
11. Sprinkler protection in any other area
12. Seismic bracing

FA Exclusions Note- Johnson Controls not responsible for:

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



THE COMPANY OF PROFESSIONALS - EST. 1956

Edgerton, Inc
PO BOX 304 786 Main ST
Monroe, CT 06468
PHONE: 203 268-6279 FAX: 203 268-9970
www.edgertonhvac.com

CT HIC Registration	0666519
MEC	0001125
S1	0302765
P1	0287886
SM1	0000160

Transaction Date: Thursday, April 10, 2025

Customer: **Bridgeport Library North**
Address: 3355 Madison Ave.
City: Bridgeport
Sales Rep: Gary Maturo

Job Contact: Dave Otero
Job Contact Phone: 203-212-1898
Job Contact email:
Billing Contact:
Billing email:

Please note our Proposal & Contract pricing is held for 7 (seven) days due to unprecedented inventory shortages and unpredictable price increases by our suppliers.

Edgerton Inc. is pleased to provide the following quote to perform work at:
Address: 3355 Madison Ave Bridgeport, Ct

Work Scope: Edgerton will Remove and replace 2- flexible hose connections on the steam return tank on both sides.

We will fix the $\frac{3}{4}$ return pipe leaking. We will remove and fix the tank fitting with the nail in it.

We will replace the hi vent.

Trouble shoot the 2- pumps and set up.

Run system and test all fittings.

Exclusions: Any existing leaks

Warranty:

Install Price as Outlined \$ 6,363.00

Tax Not Included

Pricing subject to approval of design drawings

TAX TERMS: Exempt (Please include tax cert with approved proposal)

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.

PAYMENT TERMS:

Payments shall be made as follows: P.O. from town 100% on completion of project as outlined.

A service charge of 1 ½ % per month or an annual percentage 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

CANCELLATION

If the customer terminates the contract for any reason after parts are ordered, the customer will be subject to a restocking fee. If special ordered parts are obtained, the customer is subject to a charge of 110% of the part value. Parts are to be delivered to customer at the customer's cost.

CHANGE ORDERS

Our Foreman reserves the right to make these decisions on site, with verbal notification. A change order will follow. 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. There are times when immediate changes must be made to preserve the integrity of the work/project. Our Foreman reserves the right to make these decisions on site with a Change Order to follow. Our terms and warranty are applicable to Change Orders.

Signature *Title* *Date*

Signature *Print Name* *Title* *Date*

Acceptance of Quote



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

www.johnsoncontrols.com

1. Work to be performed during normal business hours.
2. Sales tax is not included and will be added if applicable. Tax exempt on file.
3. Programming and testing of these devices is included in this quote.
4. Patching and painting is not included.
5. Any existing wiring that is being reused that needs to be replaced or repaired due to grounds, shorts, "T" taps or any other reason will be repaired and billed
6. Fire Watch detail not included

QTY	MODEL NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
16	MECH/SUPP RG	L&M Labor Regular	\$130.00	\$2,080.00
1	Backflow repair Kit	BF repair kit- Q 747281	\$1,540.00	\$1,540.00

Material Total: \$1,540.00
Internal Labor Total: \$2,080.00
Additional Fees: \$0.00
Total net selling price, \$3,620.00

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.

Relevant URLs

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

Prevailing Wage Required? Certified Payroll Required? Customer/Site Tax Exempt?	No No No	Working Hours: Based on normal business hours Mon-Fri 7:30AM-4:00PM unless otherwise noted.
Payment Terms: Net 30		Total quote value: \$3,620.00

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



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1 Waterview Drive
Shelton,CT,06484

www.johnsoncontrols.com

☐ Fixed Price	☒ Labor and Material	☐ NTE
"This Proposal is valid for 30 days"		

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