

Maintenance Managers Report 7/2026

LES

- *Elevator installation; mechanicals and car installations completed. Need to finalize block and have inspection.*
- *Flooring installation in progress. 80% completed.*
- *Exterior brick work installation in progress.*
- *Projected completion 7/2026.*
- *Quote for additional sidewalk repair provided; \$22,686.98 (Shelton st. To East Main st.)(attached). This is for demo, 15 yards and curbing.*
- *Post construction; would like to consider and price additional camera(s) in new stairwell.*

Burroughs

- *One section of steam pipe pricing submitted \$7,750 (attached). This has to be done before the winter heating season.*
- *Staff employee entrance door, frame and closing mechanism to be priced for repair.*

Black Rock

- *Previously approved façade repair (\$6,395) has been completed.*
- *Brick repair around flag pole completed in house.*
- *Well lights around flag pole scheduled repair completed.*

North

- *Community room chiller needed a repair that was quoted (\$6,132) and signed off on in 9/2025. This repair was just executed and cost went up as additional refrigerant was needed. New cost of repair is \$7,632.50 (invoice attached).*
- *Community room exit door needs new crash bar. To be quoted.*

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.*
- *Bike rack to be installed the week of 7/6.*

Newfield

- ***Front door self closer replacement quoted (\$5,800) waiting for schedule date.***
- ***Well lights on flag pole scheduled for repair.***

*****Other; Landscaping services to begin week of 7/6. Pest control to begin week of 7/6. I will be on vacation from 7/14 – 7/26 and will be checking emails periodically as well as reaching out to the team periodically as needed.***



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

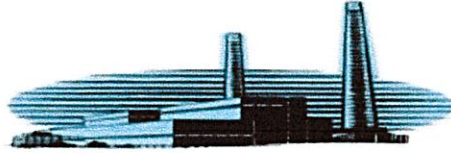
SIGNATURE DATE

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



P.O. Box 304
Monroe, CT 06468
(203) 268-6279
www.edgertonhvac.com
CT LIC. #S1 302765

INVOICE

Invoice 1173558172
Invoice Date 6/22/2026
Completed Date 6/22/2026
Customer PO

Bill to
BRIDGEPORT PUBLIC LIBRARY
EMAIL ONLY #accounts@bridgeportpubliclibrary.org, USA

Service Location
BRIDGEPORT PUBLIC LIBRARY-3455 MADISON - NORTH
BRANCH
3455 Madison Avenue
Bridgeport, CT 06606 USA

Description of work

The technician assigned to the job identified a leak on the hot gas bypass flex line and proceeded to address the issue by repairing the leak. Following the repair, the technician evacuated the system, conducted a pressure test to ensure integrity, and recharged the unit with 20 pounds of virgin R22.

The maintenance performed should effectively resolve the identified leak, and it is recommended to monitor the system for any potential issues following this service. Additionally, please note that if further refrigerant is required beyond the included 20 pounds, it would be billed at a rate of \$250 per pound.

This work was completed as part of our commitment to restoring the system's functionality efficiently and effectively.
INVOICE INCLUDES AN ADDITIONAL 6 LBS OF REFRIGERANT NEEDED TO COMPLETE THE REPAIR.

Name	Description	Your Price	Your Total
Imported Default Service	Imported Default Item	\$6,132.50	\$6,132.50
Commercial Service	Commercial Service Hourly Rate	\$0.00	\$0.00

NAME	MATERIAL	DESCRIPTION	YOUR TOTAL
R-22 REFRIGERAN T	R22	R-22 REFRIGERANT	\$1,500.00

Sub-Total	\$7,632.50
Tax	\$0.00
Total Due	\$7,632.50
Payment	\$0.00
Balance Due	\$7,632.50

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.