

Maint. and Facilities Manager report 6/2024

Burroughs

- *Solar panels are waiting on release from UI. City inspected and passed. John (solar project manager) to contact and update.*
- *TRANE controls update completed.*
- *Staff elevator is repaired. It needed a circuit and a sensor. Invoice from KONE to follow.*
- *Wires on the second floor and Administrative Office have been secured, placed in conduit, tucked away, and boxes\trip hazards have been marked out with yellow tape.*
- *Our new innovation lab\maker space is in progress. Furniture moved out and new furniture to be assembled.*
- *Ensalco has ordered materials for Administrative Offices flooring. Supplies should be in soon. Scheduling to follow.*
- *We have implemented walkie talkies at Burroughs. Testing with (1) circulation, (1)custodian, (1) security guard. This should provide direct communication and minimize response times within the building.*
- *A\C up and running as we are a cooling center.*

Beardsley

- *Kiosk relocation was completed and connected.*
- *Graffiti was removed from bike lockers and side of building.*
- *A\C up and running as we are a cooling center.*

Newfield

- *New elevator certificate. Expires 5/19/2026.*
- *A\C is up and running as we are a cooling center.*

Black Rock

- ***New elevator certificate. Expires 3/31/2026.***
- ***A\C is up and running as we are a cooling center***

North

- ***Loose handrail leading down steps to parking lot repaired.***
- ***Children's bathroom repaired.***
- ***5 year sprinkler inspection and repair performed. This was a deficiency on our last inspection. \$1,290. Invoice to follow.***
- ***Roof Project updates; Drawings should be completed by the end of June. Potentially put out to bid in July. Materials- Black EPDM replacing pre existing on flat roofs and asphalt shingles to replace pre existing on peaks. They have been made aware of the intention to move forward with solar panels after the roof is completed.***
- ***A\C is up and running as we are a cooling center.***

Lower East Side

- ***ALL TIMELINES ARE TENTATIVE**- All permits have been submitted by Bismark. Turnaround time is typically 6-8 weeks. We are trying to expedite. Bismark is looking to get in there on or around 7/8. We are estimating closing LES to the public on 7/25. On or about this time we would commence packing\ boxing books and materials, breaking down shelves and preparing the building for construction. Groundbreaking ceremony 7/23.***
- ***A\C is up and running as we are a cooling center.***

CONTRACTS, PROPOSALS, INVOICES and APPROVALS NEEDED

- **PROPOSAL: EDGERTON- Preventative Maintenance agreements for all 6 facilities(2024-2025) Quarterly maintenance and replacement of belts and filters (to be provided by the library-cost effective). Needs approval*. Burroughs \$4300yrly\ \$1075qtrly, North \$2700yrly\ \$675qtrly, B\R \$4800yrly\ \$1200qtrly, Beardsley \$2480yrly\ \$620qtrly, LES \$1850yrly\ \$925 semi annual, Newfield \$4500yrly\ \$1125qtrly. TOTAL \$20,630 for the year. All facilities. Backup attached.**
- **PROPOSAL: TRANE- HVAC systems scheduled service agreement for Burroughs new Tracer Synchrony BMS systems and chiller service (2024-2025). These services are not covered in Edgerton PM's. Needs approval* \$6,370 annually. Backup attached.**
- **PROPOSAL: RAYZOR ELECTRIC- Replace and relocate vintage\water damaged breaker box located in Burroughs basement. Safety hazard. Needs approval*. \$2,375. Backup and photo attached.**
- **PROPOSAL: TRANE- Upgrade BMS controls at North branch, as we did at Burroughs. System is very old and almost obsolete. For consideration as we proceed in 2024-2025*. Will be needed to continue accurate climate control throughout library. \$59,681.73. Backup attached.**

UPCOMING PROPOSALS

- ***SONITROL- to replace 3 analog cameras for i.p. at the 3 older locations; Burroughs, Black Rock and North branch. 9 camera replacements total. Other locations are all i.p. and we have upgraded in the past at this standard.***
- ***PEST CONTROL- All 6 locations. Projected budget should be similar to this year.***
- ***TRANE\EDGERTON-to replace abb drives for air handler supply and return. We are currently running in bypass mode to provide A\C. Assessment date scheduled for 6/10. Photo attached.***

INVOICE

- ***JOHNSON CONTROLS- North branch sprinkler system 5 year inspection and deficiency repair. Work completed. \$1,250. Backup attached.***

HVAC Maintenance Service Program

This Program Agreement is between Edgerton Inc., hereinafter referred to as Edgerton and:		
City of Bridgeport - Public Libraries		Date: May 21, 2024
925 Broad Street	Attn: David Otero	Phone: (203) 212-1898
Bridgeport, CT 06604		Email: dotero@bridgeportpubliclibrary.org
	SERVICE LOCATION:	North Branch 3455 Madison Avenue

SCOPE OF SERVICES

Service Coverage Options	Included	Extended PM Coverage Options	Included
Quarterly Planned Maintenance:	<u>X</u>	FS-Filter Service (pre-filters only) each inspection	<u>X</u>
Full Repair Labor	<u>N/A</u>	BS-Belt Service (annual replacement)	<u>X</u>
Full Repair Coverage	<u>N/A</u>	PS- Pump Service	<u>N/A</u>
Compressor Coverage	<u>N/A</u>	WC – Annual Wash of Condenser Coils	<u>X</u>
Manufacturer’s Warranty	<u>N/A</u>	TT – Thermostat testing	<u>X</u>

The above selected Services are described in the attached terms and conditions, and relate to the Equipment Inventory.

EQUIPMENT INVENTORY

3455 MADISON AVE		
QTY	EQUIPMENT	MANUFACTURER
2	Hydro Air Handlers	Carrier
2	Condensing Units	Carrier
1	Gas Fired Boiler	HB Smith
2	Pumps	Taco
2	Exhaust Fans	CentriMaster
2	Return Fans	Acme
1	Steam Humidifier	Nortec
1	Water Heater	AO Smith



786 Main Street
 Monroe, CT 06468
 203 268-6279
www.edgertonhvac.com

Special Services & Provisions

Special Rates based on the Master Agreement with the City of Bridgeport CWB067233
Does Not Include Unit Heaters, VAV's, VFD's or the Energy Management System
All filters to be provided by customer and installed by Edgerton.
Humidifier Cylinders provided by customer installed by Edgerton.
Belts provided by customer and changed annually by Edgerton any additional changes will be at additional cost

TERMS

Semi-Annual Planned Maintenance Program.....	\$ 2,700.00 Annually including sales tax
Per Year Payable	\$ 675.00 Quarterly in advance including sales tax
.....	Payable Net 30 at receipt of invoice
Duration of Program.....	July 1, 2024 – June 30, 2025

Edgerton, Inc. guarantees the price quoted in this agreement for thirty days from the proposal date. During the term of this Agreement and for a period of three years following its termination or expiration, the Customer agrees to hold confidential and not disclose to any third party any materials, manuals, proposal documents, service plans, and agreements that Edgerton provides or makes available to Customer. The attached Terms and Conditions, Equipment List and/or Material List are included as part of this Agreement as though specifically contained herein. This Agreement shall constitute the entire Agreement between Edgerton and Customer.

AGREEMENT PROPOSAL

**CITY of BRIDGEPORT PUBLIC LIBRARIES
 NORTH BRANCH 3455 MADISON AVE.**

EDGERTON, INC

 Approval Signature Date

 Contractor Signature Date

 Approval Printed Title

Sean Millea

 Custom Account Manager

 Billing Address, City, State, Zip

HVAC Maintenance Service Program

This Program Agreement is between Edgerton Inc., hereinafter referred to as Edgerton and:		
City of Bridgeport - Public Libraries		Date: May 21, 2024
925 Broad Street	Attn: David Otero	Phone: (203) 212-1898
Bridgeport, CT 06604		Email: dotero@bridgeportpubliclibrary.org
	SERVICE LOCATION:	Black Rock Branch 2705 Fairfield Avenue

SCOPE OF SERVICES

Service Coverage Options	Included	Extended PM Coverage Options	Included
Quarterly Planned Maintenance:	<u>X</u>	FS-Filter Service (pre-filters only) each inspection	<u>X</u>
Full Repair Labor	<u>N/A</u>	BS-Belt Service (annual replacement)	<u>X</u>
Full Repair Coverage	<u>N/A</u>	PS- Pump Service	<u>N/A</u>
Compressor Coverage	<u>N/A</u>	WC – Annual Wash of Condenser Coils	<u>X</u>
Manufacturer’s Warranty	<u>N/A</u>	TT – Thermostat testing	<u>N/A</u>

The above selected Services are described in the attached terms and conditions, and relate to the Equipment Inventory.

EQUIPMENT INVENTORY

2705 FAIRFIELD AVENUE		
QTY	EQUIPMENT	MANUFACTURER
3	Packaged Units	Trane
5	Air Handlers	Trane
5	Condensing Units	Trane
3	Gas Fired Boilers	Slant Fin
1	Exhaust Fan	Greenheck
4	Pumps	Armflo

Special Services & Provisions

Special Rates based on the Master Agreement with the City of Bridgeport CWB067233
All filters to be provided by customer and installed by Edgerton.
Belts provided by customer and changed annually by Edgerton any additional changes will be at additional cost
Maintenance of BMS system not included in this program

TERMS

Quarterly Planned Maintenance Program..... **\$ 4,800.00 Annually including sales tax**
 Per Year Payable **\$ 1,200.00 Quarterly in advance including sales tax**
 Payable Net 30 at receipt of invoice
 Duration of Program..... July 1, 2024 – June 30, 2025

Edgerton, Inc. guarantees the price quoted in this agreement for thirty days from the proposal date. During the term of this Agreement and for a period of three years following its termination or expiration, the Customer agrees to hold confidential and not disclose to any third party any materials, manuals, proposal documents, service plans, and agreements that Edgerton provides or makes available to Customer. The attached Terms and Conditions, Equipment List and/or Material List are included as part of this Agreement as though specifically contained herein. This Agreement shall constitute the entire Agreement between Edgerton and Customer.

AGREEMENT PROPOSAL

**CITY of BRIDGEPORT PUBLIC LIBRARIES
 BLACK ROCK BRANCH 2705 FAIRFIELD AVE.**

EDGERTON, INC

Approval Signature _____ Date _____

Contractor Signature _____ Date _____

Approval Printed _____ Title _____

Sean Millea
 Custom Account Manager

 Billing Address, City, State, Zip

HVAC Maintenance Service Program

This Program Agreement is between Edgerton Inc., hereinafter referred to as Edgerton and:		
City of Bridgeport - Public Libraries		Date: May 21, 2024
925 Broad Street	Attn: David Otero	Phone: (203) 212-1898
Bridgeport, CT 06604		Email: dotero@bridgeportpubliclibrary.org
	SERVICE LOCATION:	Beardsley Branch 2534 East Main Street

SCOPE OF SERVICES

Service Coverage Options	Included	Extended PM Coverage Options	Included
Quarterly Planned Maintenance:	<u>X</u>	FS-Filter Service (pre-filters only) each inspection	<u>X</u>
Full Repair Labor	<u>N/A</u>	BS-Belt Service (annual replacement)	<u>X</u>
Full Repair Coverage	<u>N/A</u>	PS- Pump Service	<u>N/A</u>
Compressor Coverage	<u>N/A</u>	WC – Annual Wash of Condenser Coils	<u>X</u>
Manufacturer’s Warranty	<u>N/A</u>	TT – Thermostat testing	<u>N/A</u>

The above selected Services are described in the attached terms and conditions, and relate to the Equipment Inventory.

EQUIPMENT INVENTORY

2534 EAST MAIN STREET		
QTY	EQUIPMENT	MANUFACTURER
3	Packaged Units	Carrier

Special Services & Provisions

Special Rates based on the Master Agreement with the City of Bridgeport CWB067233
All filters to be provided by customer and installed by Edgerton.
Belts provided by customer and changed annually by Edgerton any additional changes will be at additional cost
Maintenance of BMS system not included in this program

TERMS

Quarterly Planned Maintenance Program..... **\$ 2,480.00 Annually including sales tax**
 Per Year Payable **\$ 620.00 Quarterly in advance including sales tax**
 Payable Net 30 at receipt of invoice
 Duration of Program..... July 1, 2024 – June 30, 2025

Edgerton, Inc. guarantees the price quoted in this agreement for thirty days from the proposal date. During the term of this Agreement and for a period of three years following its termination or expiration, the Customer agrees to hold confidential and not disclose to any third party any materials, manuals, proposal documents, service plans, and agreements that Edgerton provides or makes available to Customer. The attached Terms and Conditions, Equipment List and/or Material List are included as part of this Agreement as though specifically contained herein. This Agreement shall constitute the entire Agreement between Edgerton and Customer.

AGREEMENT PROPOSAL

**CITY of BRIDGEPORT PUBLIC LIBRARIES
BEARDSLEY BRANCH 2534 EAST MAIN ST.**

EDGERTON, INC

Approval Signature _____ Date _____

Contractor Signature _____ Date _____

Approval Printed _____ Title _____

Sean Millea
Custom Account Manager

Billing Address, City, State, Zip

HVAC Maintenance Service Program

This Program Agreement is between Edgerton Inc., hereinafter referred to as Edgerton and:		
City of Bridgeport - Public Libraries		Date: May 21, 2024
925 Broad Street	Attn: David Otero	Phone: (203) 212-1898
Bridgeport, CT 06604		Email: dotero@bridgeportpubliclibrary.org
	SERVICE LOCATION:	East Side Branch 1174 Main Street

SCOPE OF SERVICES

Service Coverage Options	Included	Extended PM Coverage Options	Included
Semi-Annual Planned Maintenance:	<u>X</u>	FS-Filter Service (pre-filters only) each inspection	<u>N/A</u>
Full Repair Labor	<u>N/A</u>	BS-Belt Service (annual replacement)	<u>N/A</u>
Full Repair Coverage	<u>N/A</u>	PS- Pump Service	<u>N/A</u>
Compressor Coverage	<u>N/A</u>	WC – Annual Wash of Condenser Coils	<u>X</u>
Manufacturer’s Warranty	<u>N/A</u>	TT – Thermostat testing	<u>N/A</u>

The above selected Services are described in the attached terms and conditions, and relate to the Equipment Inventory.

EQUIPMENT INVENTORY

1174 MAIN STREET		
QTY	EQUIPMENT	MANUFACTURER
1	City Multi Heat Pump Outdoor Unit	Mitsubishi
14	Ceiling Cassette Heat Pump Indoor Units	Mitsubishi

Special Services & Provisions

Special Rates based on the Master Agreement with the City of Bridgeport CWB067233
All filters to be provided by customer and installed by Edgerton

TERMS

Semi-Annual Planned Maintenance Program..... **\$ 1,850.00 Annually including sales tax**
 Per Year Payable **\$ 925.00 Semi-Annually in advance including sales tax**
 Payable Net 30 at receipt of invoice
 Duration of Program..... July 1, 2024 – June 30, 2025

Edgerton, Inc. guarantees the price quoted in this agreement for thirty days from the proposal date. During the term of this Agreement and for a period of three years following its termination or expiration, the Customer agrees to hold confidential and not disclose to any third party any materials, manuals, proposal documents, service plans, and agreements that Edgerton provides or makes available to Customer. The attached Terms and Conditions, Equipment List and/or Material List are included as part of this Agreement as though specifically contained herein. This Agreement shall constitute the entire Agreement between Edgerton and Customer.

AGREEMENT PROPOSAL

**CITY of BRIDGEPORT PUBLIC LIBRARIES
EAST SIDE BRANCH 1174 MAIN STREET**

EDGERTON, INC

_____ Date

_____ Date

_____ Title

Sean Millea
Custom Account Manager

_____ Billing Address, City, State, Zip

HVAC Maintenance Service Program

This Program Agreement is between Edgerton Inc., hereinafter referred to as Edgerton and:		
City of Bridgeport - Public Libraries		Date: May 21, 2024
925 Broad Street	Attn: David Otero	Phone: (203) 212-1898
Bridgeport, CT 06604		Email: dotero@bridgeportpubliclibrary.org
	SERVICE LOCATION:	Burroughs – Saden Branch 925 Broad Street

SCOPE OF SERVICES

Service Coverage Options	Included	Extended PM Coverage Options	Included
Quarterly Planned Maintenance:	<u>X</u>	FS-Filter Service (pre-filters only) each inspection	<u>X</u>
Full Repair Labor	<u>N/A</u>	BS-Belt Service (annual replacement)	<u>X</u>
Full Repair Coverage	<u>N/A</u>	PS- Pump Service	<u>N/A</u>
Compressor Coverage	<u>N/A</u>	WC – Annual Wash of Condenser Coils	<u>X</u>
Manufacturer’s Warranty	<u>N/A</u>	TT – Thermostat testing	<u>N/A</u>

The above selected Services are described in the attached terms and conditions, and relate to the Equipment Inventory.

EQUIPMENT INVENTORY

925 BROAD STREET		
QTY	EQUIPMENT	MANUFACTURER
2	Gas Fired Boilers	HB Smith
4	Packaged Units	Trane
3	Air Handlers	Trane
3	Air Handlers	Nesbitt
1	Condensing Units	Trane
2	Pumps	B&G



786 Main Street
 Monroe, CT 06468
 203 268-6279
www.edgertonhvac.com

Special Services & Provisions

Special Rates based on the Master Agreement with the City of Bridgeport CWB067233
All filters to be provided by customer and installed by Edgerton.
Belts provided by customer and changed annually by Edgerton any additional changes will be at additional cost
Does not include chiller system & pneumatic controls

TERMS

Quarterly Planned Maintenance Program..... **\$ 4,300.00 Annually including sales tax**
 Per Year Payable **\$ 1,075.00 Quarterly in advance including sales tax**
 Payable Net 30 at receipt of invoice
 Duration of Program..... July 1, 2024 – June 30, 2025

Edgerton, Inc. guarantees the price quoted in this agreement for thirty days from the proposal date. During the term of this Agreement and for a period of three years following its termination or expiration, the Customer agrees to hold confidential and not disclose to any third party any materials, manuals, proposal documents, service plans, and agreements that Edgerton provides or makes available to Customer. The attached Terms and Conditions, Equipment List and/or Material List are included as part of this Agreement as though specifically contained herein. This Agreement shall constitute the entire Agreement between Edgerton and Customer.

AGREEMENT PROPOSAL

**CITY of BRIDGEPORT PUBLIC LIBRARIES
 PUBLIC LIBRARIES 925 BROAD STREET**

EDGERTON, INC

 Approval Signature Date

 Contractor Signature Date

 Approval Printed Title

Sean Millea

 Custom Account Manager

 Billing Address, City, State, Zip

HVAC Maintenance Service Program

This Program Agreement is between Edgerton Inc., hereinafter referred to as Edgerton and:		
City of Bridgeport – Public Libraries		Date: May 21, 2024
925 Broad Street	Attn: David Otero	Phone: (203) 212-1898
Bridgeport, CT 06604		Email: dotero@bridgeportpubliclibrary.org
	SERVICE LOCATION:	Newfield Branch 755 Central Avenue

SCOPE OF SERVICES

Service Coverage Options	Included	Extended PM Coverage Options	Included
Quarterly Planned Maintenance:	<u>X</u>	FS-Filter Service (pre-filters only) each inspection	<u>X</u>
Full Repair Labor	<u>N/A</u>	BS-Belt Service (annual replacement)	<u>X</u>
Full Repair Coverage	<u>N/A</u>	PS- Pump Service	<u>N/A</u>
Compressor Coverage	<u>N/A</u>	WC – Annual Wash of Condenser Coils	<u>X</u>
Manufacturer’s Warranty	<u>N/A</u>	TT – Thermostat testing	<u>X</u>

The above selected Services are described in the attached terms and conditions, and relate to the Equipment Inventory.

EQUIPMENT INVENTORY

755 CENTRAL AVENUE		
QTY	EQUIPMENT	MANUFACTURER
2	Gas Fired Boilers	Lochinvar
3	Packaged Units	Trane
8	VAV's	Trane
3	Ductless Split Heat Pumps	Mitsubishi
3	Cabinet Unit Heaters	Trane
9	Exhaust Fans	Greenheck & Pennberry
1	Dehumidifier	Hi-E Dry

Special Services & Provisions

Special Rates based on the Master Agreement with the City of Bridgeport CWB067233
All filters to be provided by customer and installed by Edgerton.
Belts provided by customer and changed annually by Edgerton any additional changes will be at additional cost
Maintenance of BMS system not included in this program

TERMS

Quarterly Planned Maintenance Program.....	\$ 4,500.00 Annually including sales tax
Per Year Payable	\$ 1,125.00 Quarterly in advance including sales tax
.....	Payable Net 30 at receipt of invoice
Duration of Program.....	July 1, 2024 – June 30, 2025

Edgerton, Inc. guarantees the price quoted in this agreement for thirty days from the proposal date. During the term of this Agreement and for a period of three years following its termination or expiration, the Customer agrees to hold confidential and not disclose to any third party any materials, manuals, proposal documents, service plans, and agreements that Edgerton provides or makes available to Customer. The attached Terms and Conditions, Equipment List and/or Material List are included as part of this Agreement as though specifically contained herein. This Agreement shall constitute the entire Agreement between Edgerton and Customer.

AGREEMENT PROPOSAL

**CITY of BRIDGEPORT PUBLIC LIBRARIES
PUBLIC LIBRARIES 755 CENTRAL AVE**

EDGERTON, INC

Approval Signature _____ Date _____

Contractor Signature _____ Date _____

Approval Printed _____ Title _____

Sean Millea _____
Custom Account Manager

Billing Address, City, State, Zip

CWB067233 - On Call Services - Various Trades

BID FORM

Company Name: Edgerton, Inc.

Trade: HVAC

I/We the undersigned, having read the specifications and conditions required for this Invitation to Bid, hereby propose to furnish labor and materials in accordance with these conditions on the following unit price basis.

Scope of Work:
To provide labor, materials, equipment & supervision to perform Services/Repairs.

Kindly quote your hourly rates for Services to City Buildings and Properties as required for the year from present through June 30, 2023.

State Regular Hours

List hours available

Please list your discount off for parts & incidental repairs (if applicable)

Also list type of equipment you repair

Indicate number of years Company has been in business

7 am - 5 pm Monday thru Friday

24/7 - 365

n/a

All HVAC Equipment

67 Years

A. LABOR RATES: Amount that the contractor will bill the owner for services provided. Labor rates shall include all health and welfare benefits, insurance and profit, and all other applicable fringe benefits in the total rates show below.

	Reg Time	Night Shift	Over-Time	Sundays & Holidays	Emergency
A.1. Supervisor	\$130.00 per hour	\$195.00 per hour	\$195.00 per hour	\$195.00 per hour	Regular Hours \$130.00 After Hours & Holidays \$195.00
A.2. Tradesman	\$110.00 per hour	\$165.00 per hour	\$165.00 per hour	\$165.00 per hour	Regular Hours \$110.00 After Hours & Holidays \$165.00
A.3. Skilled Helper	\$85.00 per hour	\$127.50 per hour	\$127.50 per hour	\$127.50 per hour	Regular Hours \$85.00 After Hours & Holidays \$127.50
A.4. Laborer	\$85.00 per hour	\$127.50 per hour	\$127.50 per hour	\$127.50 per hour	Regular Hours \$85.00 After Hours & Holidays \$127.50

B. MATERIAL: Invoice cost of materials including associated freight.

C. EQUIPMENT: Shall be a lump sum not to exceed price, be job specific and be agreed to by the department/agency representative at the start of each individual job.

D. OVERHEAD AND PROFIT:

D.1. Overhead and profit of Item B (Material) excluding freight

D.2. Overhead and profit of Item C (Equipment)

D.3. Overhead and profit of all subcontractor costs

25 %
25 %
10 %



HVAC SYSTEMS SCHEDULED SERVICE AGREEMENT

Trane Office

Trane U.S. Inc.
716 Brook Street, Suite 130
Rocky Hill, CT 06067

Trane Representative

Brian Krepcio
Office: (860) 616-6526

Proposal ID

BK3060560

Service Contract Number

BK3060560

**Contact Telephone Number for
Service**

(860) 616-6544

Company Name

Bridgeport Public Library
925 Broad Street
Bridgeport, CT 06604
David Otero

Site Address:

Burroughs & Saden Memorial Library
925 Broad Street
Bridgeport, CT 06604

State Contract #PSX0090

June 9, 2024

1-year



HVAC EQUIPMENT COVERAGE

Burroughs & Saden Memorial Library

The following "Covered Equipment" will be serviced at Burroughs & Saden Memorial Library:

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Tracer Ensemble	1	Trane	X402501070	E11J21228	TRACER ES

Description	Quantity Per Year
Tracer ES Inspection	2

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Summit Building Management	1	Trane	BMTX001AAC	E11J50828	BMTX

Description	Quantity Per Year
Tracer Summit BAS Maintenance	2

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Series R Water-Cooled Chiller	1	Trane	RTUD080A2B	U11J01633	CHILLER

Description	Quantity Per Year
RTUD Seasonal Start-Up	1
RTUD Annual Inspection	1
RTUD Running Inspection	1

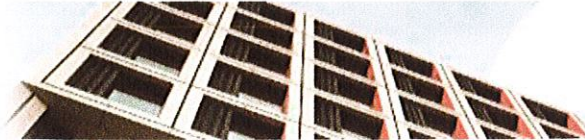
Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Air-Cooled Condenser	1	Trane	RTCA080	UNK_134	CONDENSER

Description	Quantity Per Year
Air Cooled Remote Condensing Unit Inspection	1



SITE COVERAGE

Burroughs & Saden Memorial Library	925 Broad Street, Bridgeport, CT 06604
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PRICING AND ACCEPTANCE

David Otero
 BRIDGEPORT PUBLIC LIBRARY
 925 Broad Street
 Bridgeport, CT 06604

Site Address:
 Burroughs & Saden Memorial Library
 925 Broad Street
 Bridgeport, CT 06604

Trane Service Agreement

This Service Agreement for Building Automation Systems consists of the pages beginning with the page entitled "HVAC Systems Scheduled Service Agreement," the consecutively numbered pages immediately following such title page, and includes and ends with the Trane Terms and Conditions (Service) (collectively, the "Service Agreement" or "Agreement"). Trane agrees to inspect and maintain the Covered Equipment according to the terms of this Service Agreement, including the "Terms and Conditions," and "Scope of Services" sections. Trane agrees to give preferential service to Service Agreement Customer over non-contract customers.

Service Fee

As the fee(s) (the "Service Fee(s)") for the inspection and maintenance services described in the Scope of Services section with respect to the Covered Equipment, Customer agrees to pay to Trane the following amounts, plus applicable tax, as and when due.

Contract Year	Annual Amount	Payment	Payment Term
Year 1	\$6,370.00	\$6,370.00	Annual

Service Fee Discount. A one-time **3.00%** discount is offered for full payment of 1 year(s) in advance of the commencement of the Service Agreement. Invoice would be issued at start of the Agreement and is due net 15 days from date of invoice. The discount would be **\$191.10** if this option is selected. Tax will be calculated based upon the pre-discounted price. This Service Fee discount is for advance payment only under the terms stated in this section and is not applicable to credit card transactions. Please check the box to select this discount option.

Term

The Initial Term of this Service Agreement is 1 year, beginning **July 1, 2021** and expiring **June 30, 2022**.

COVID-19 National Emergency Clause

The parties agree that they are entering into this Agreement while the nation is in the midst of a national emergency due to the Covid-19 pandemic ("Covid-19 Pandemic"). With the continued existence of Covid-19 Pandemic and the evolving guidelines and executive orders, it is difficult to determine the impact of the Covid-19 Pandemic on Trane's performance under this Agreement. Consequently, the parties agree as follows:

1. Each party shall use commercially reasonable efforts to perform its obligations under the Agreement and to meet the schedule and completion dates, subject to provisions below;
2. Each party will abide by any federal, state (US), provincial (Canada) or local orders, directives, or advisories regarding the Covid-19 Pandemic with respect to its performance of its obligations under this Agreement and each shall have the sole discretion in determining the appropriate and responsible actions such party shall undertake to so abide or to safeguard its employees, subcontractors, agents and suppliers;
3. Each party shall use commercially reasonable efforts to keep the other party informed of pertinent updates or developments regarding its obligations as the Covid-19 Pandemic situation evolves; and
4. If Trane's performance is delayed or suspended as a result of the Covid-19 Pandemic, Trane shall be entitled to an equitable adjustment to the project schedule and/or the contract price.



This Agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions (Service).

CUSTOMER ACCEPTANCE	TRANE ACCEPTANCE Trane U.S. Inc.
_____	_____
Authorized Representative	Submitted By: Brian Krepcio
_____	Proposal Date: June 9, 2021
Printed Name	BK3060560
_____	Office: (860) 616-6526
Title	License Number: S1-0407786
_____	_____
Purchase Order	Authorized Representative
_____	_____
Acceptance Date	Title
_____	_____
	Signature Date

Contract Year	Annual Amount	Payment	Payment Term
Year 1	\$6,370.00	\$6,370.00	Annual

Term

The Initial Term of this Service Agreement is 1 year, beginning **July 1, 2021** and expiring **June 30, 2022**.



Rayzor Electric LLC

925 Broad Street
Bridgeport, CT 06604

☎ (203) 260-7874
✉ dotero@bridgeportpubliclibrary.org

ESTIMATE	#264
TOTAL	\$2,375.00

CONTACT US

27 Kerema Ave Milford
Milford, CT 06460

☎ (475) 282-5348
✉ rayzorelectricllc@gmail.com

ESTIMATE

Services	qty	unit price	amount
Install Remove existing panel that was damaged by water . Install brand new main lug sub panel . Install all brand new breakers .	1.0	\$2,375.00	\$2,375.00

Services subtotal: \$2,375.00

Total **\$2,375.00**



Sent from my iPhone



Trane U.S. Inc.
 716 Brook Street, Suite 130
 Rocky Hill, CT 06067
 Phone: (860) 616-6526

March 7, 2024

David Otero
 Bridgeport Public Library
 925 Broad St
 Bridgeport, CT 06604-0660

Site Address:
 North Branch Bridgeport Library
 3455 Madison Ave
 Bridgeport, CT 06606

ATTENTION: David Otero

PROJECT NAME: North Branch Library Trane SC+ Upgrade

Trane is pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

EQUIPMENT LIST

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Trane BAS Front End	1	Trane	Tracer SC+	TBD	Tracer SC+
BAS Controller	1	Trane	UC600	TBD	AHU-1
BAS Controller	1	Trane	UC600	TBD	AHU-2
BAS Controller	1	Trane	UC600	TBD	Boiler Plant
BAS Controller	1	Trane	UC600	TBD	Radiation Valves

SCOPE OF SERVICE

- Customer notification of work to be performed.
- Tie into existing Trane summit BAS system, pull available information and programming.
- Remove existing Trane BAS front end and building controller (Tracer Summit).
- Supply and install (1) new Trane Tracer SC+ building controller.
- Supply and install (1) new Trane Comm Bridge.
- Supply and install (2) Tracer SC+ license for device count.
- Supply and install (1) UC600 controller for AHU-1 control.
- Supply and install (1) UC600 controller for AHU-2 control.
- Supply and install (1) UC600 controller for Boiler Plant control.
- Supply and install (1) UC600 controller for Radiation Valve control with 10-inch enclosure.
- Supply and install new BACnet comm wire to new UC600 controllers.
- Connect existing communication link for existing HVAC end devices to comm bridge.
- Setup and configure Tracer SC+ building controller.
- Pull existing devices into Tracer SC+ building controller.
- Program Tracer SC+ front end.
- Digitally commission communication of existing end devices.
- **Any repairs or additional work found, will be quoted separately.
- Supply and install Graphics. (customer to supply floor plan layout)
- Work with Library's IT department to setup IP address for remote access.
- Setup remote access for user.
- Setup scheduling.
- Setup alarming.
- Confirm proper operation.
- Notify customer of work completed.

PRICING AND ACCEPTANCE

TOTAL PRICE(EXCLUDING TAXES):.....\$59,681.73

CLARIFICATIONS, NOTES & EXCLUSIONS

- 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.
- 4. This proposal is valid for 30 days from March 7, 2024.

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.

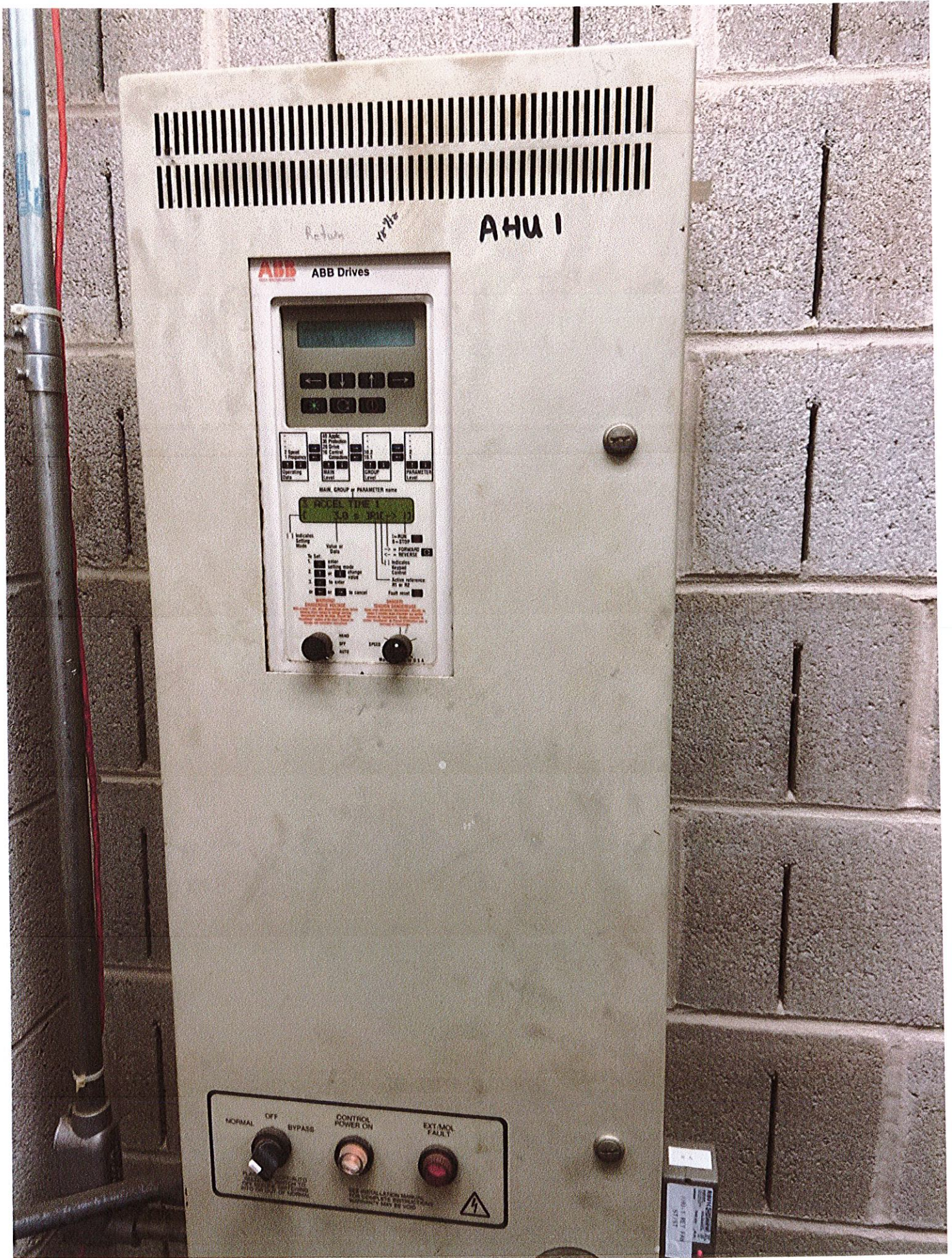
Sincerely,

Brian Krepcio
Account Manager
Trane, Inc.

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

CUSTOMER ACCEPTANCE
Authorized Representative
Printed Name
Title
Purchase Order
Acceptance Date
Trane's License Number: S1-0407786

CT Contract # 20PSX0090





PROPOSAL AND SERVICE AGREEMENT

Johnson Controls Fire Protection LP
 27 Inwood Road
 Rocky Hill, CT 06067
 860-602-3200

www.johnsoncontrols.com

Date: 5/23/2024		Customer #: 2603091		Product Family: Sprinkler-Wet		Inspection Deficiency	
SR #: 56356322		JD Proposal #:		Prepared By:		Name: Frank Distefano	
Quote Ref:				Email: frank.distefano@jci.com		Phone #: 203-206-5010	
Site Information				Billing Information			
Name: North Branch Library				Name: North Branch Library			
Address: 3455 Madison Ave				Address: 925 Broad Street			
City: Bridgeport State: CT Zip Code: 06606				City: Bridgeport State: CT Zip Code: 06604			
Purchaser Contact Name: David Otero				Phone: 203-212-1898 Email:			

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.

Scope of Work

SCOPE OF WORK:

- 1) Take Fire Alarm System off line, put back on line at end of service call.
- 2) Perform (1) 5 year Obstruction Investigation with internal inspection of valves and gauge replacement on wet Fire Sprinkler System.
- 3) Test to ensure all deficiencies quoted have been corrected.
- 4) Service will be completed during normal business hours. . CT State Pricing @\$130.00/hr plus parts
- 5) Tax not included

Note:

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.

Prevailing Wage Required?	No	Working Hours: Based on normal business hours Mon-Fri 7:30AM-4:00PM unless otherwise noted.
Certified Payroll Required?	No	
Customer/Site Tax Exempt?	Yes	

Payment Terms: **Net 30** **\$1,250.00** One Thousand Two Hundred Fifty Dollars and No Cents

Fixed Price Labor and Material NTE

"This Proposal is valid for 30 days"

For your convenience we are offering you the opportunity to purchase commonly used life safety products listed below for your shelf stock. Enter the quantity of devices and return the proposal with your approval/PO to your sales rep. The sales rep will then provide you with a total price for your requested devices.

Description	Quantity	Description	Quantity
Smoke Sensor Base		Horn/Strobe Wall Mount	
Photoelectric Sensor		Strobe Notification	
Heat Sensor		Sprinkler Head	
Addressable/Manual Pull Station		BESAFE Beige Mounting Box	

Name: David J. Otero
 Title: Maint & facilities manager
 PO #: N/A
 Signature: [Signature]

Johnson Controls Fire Protection LP
 27 Inwood Road
 Rocky Hill, CT 06067
 860-602-3200



Johnson Controls
27 Inwood Road
Rocky Hill, CT 06067

Tel +1 8605713300
www.JohnsonControls.com



5/6/2024
Quote #: 2109773

Attn: Brad Baldwin/ David Otoro
Bridgeport Public Library
925 Broad St
BRIDGEPORT, CT 06604-4871

Referenced Location:
North Branch Library
3455 MADISON Ave
BRIDGEPORT, CT 06606-1721

NCYEFH150017400202

LIFE SAFETY DISCLAIMER NOTICE

Dear Customer:

A Johnson Controls technician performed an inspection of your life safety system on 2/26/2024, and deficiencies were identified on Service Request # 55785482. Correcting these items is essential to the proper operation of your life safety system. Your system may not operate under the current conditions and may not assist in keeping life and property from harm.

These deficiencies/impairments can result in unintended operation or failure of the system to operate. We strongly recommend immediate correction.

You were sent a quote for these repairs on 3/12/2024 by DISTEFANO, FRANK J.

We understand that you have decided not to authorize Johnson Controls to repair these deficiencies at this time.

Please note that Johnson Controls disclaims all responsibility and liability for any claims for damages, costs or injuries arising out of your use of this system.

If you are not retaining another authorized service provider to perform the corrections, please immediately notify your local authority having jurisdiction and your insurance carrier.

If you do reconsider and decide to get the identified items repaired by Johnson Controls, please contact Frank Distefano at 203-206-5010 or Frank.Distefano@jci.com and reference SR# 55785482, Quote # 2109773.

Respectfully,

District # 129
27 Inwood Road
Rocky Hill, CT 06067
8605713300