

Maintenance Managers Report 12/2026

LES

- *Structural repairs are almost complete and before Christmas builders should be full steam ahead on all inside framing.*
- *Ground has been broken on Shelton st. side for elevator pit. It was crucial to get this done at this time for time lines and schedules.*
- *With most recent payment application #12 (December) we have paid out \$1,507,193.84 with an estimated balance of \$3,437,343.73 to finish, pending final change order dollar values. This brings the tentative total to \$4,944,537.57 as of this moment.*

The original P.O. was for \$4,157,000 with an additional \$1,067,000 added for structural change notes bringing the total of the P.O. to \$5,224,000- of which 2.4M was from a grant. If all is accurate this means after deducting what we've paid so far, we have \$1,316,806.16 cash plus the grant funds.

With that being said we are projecting 8 months till completion. With an estimated balance to finish of 3.6M and 8 months to pay it. This averages out to about \$450K per month. Not to say that I expect monthly billing to be that high, as they collect a lump sum on the back end.

But, based on that math we have 3/4 months worth of payments in cash minus the grant funds.

- *Study room partition- Has been changed to solid, soundproof wall in design.*

Black Rock

- *Second quote for basic repair of façade has been provided by A-Preferred; \$13,500 plus an additional \$5,600 if we want to do the drip edge , which is being recommended by this contractor (quote attached). \$6,395.00 from John J. Williams is still the low (1 more quote needed)*
- *Floor painting in the basement has begun in the staff room and common areas\hallways (pictures attached). Details and scheduling to follow.*

North

- *Previously approved carpet quote- \$25,169.57 (attached), has been signed off on and requisition for P.O. submitted. Scheduling TBD.*
- *Sprinkler system inspection scheduled for 12/16/2025.*
- *Previously approved Sonitrol quote to repair\upgrade alarm issues \$8986.00 plus \$35 per month for cellular back up (Attached), has been signed off on and requisition for P.O. has been submitted. Scheduling TBD.*

- *1/3 potholes have been filled. We are working on gathering the materials (on order) and weather to allow for continuation on the next 2.*

Burroughs

- *Stack locks quotes were all received. \$8822.00 from Independent Hardware is the low bid. This has been signed off on and requisition for P.O. has been submitted. In addition 17 custom door strikes have to be made for all to work. There is an associated cost of \$517. I have instructed vendor to bill us directly.*
- *There is a leaking radiator on the 2nd floor. I have signed off on repair with repair at \$407.50 (Quote attached)*
- *Remaining plastic barriers have been removed including panels down handicap ramp in childrens.*

Beardsley

- *Lockers are still in the process of being removed.*
- *Lighting has been repaired. Apex solutions had a site visit to correct issues.*
- *Pricing for partition removal and construct of a solid soundproof wall are coming in. So far the low bid by A-Preferred is \$8,800. \$7,800 for construct and \$1000 for removal of pre-existing for storage (quote attached). Other pricing upwards of \$12,000 thus far*

Newfield

- *Pricing for construct of a solid soundproof wall are coming in. So far the low bid by A-Preferred is \$7800 (quote attached).*
- *Leak at front entrance. Pricing in progress to seal above windows and sills as well as any other indicated defects.*

December 2, 2025

Black Rock Library
Attn: Dave Otero
2705 Fairfield Avenue
Bridgeport, CT 06605

PROPOSAL

Black Rock Library – 2705 Fairfield Avenue

- Complete repair/replacement to trim on fascade including columns as discussed Cost \$13500
- Remove and replace drip edge on front fascade
- Repair roof as needed. Cost \$5600

Estimated Investment: \$19,100.00



STEPHON WYNTER
CONTRACTOR



JOHN J WILLIAMS CARPENTRY & MILLWORK LLC.
38 CEIL RD

TRUMBULL CT 06611

cell # 203-913-5801

LIC.* 561859

EMAIL JJW_CARPENTRY@YAHOO.COM

QUOTE

NAME BRIDGEPORT LIBRARY

2705 FSIRFIELD AVE

BRIDGEPORT CT

DATE 11/8/2025

QUOTE BPT 1369

FRONT ENTRY FASADE

A) DEMO 2 COLUMNS

B) ROTTED FACIA TRIM

C) INSTALL NEW 1X4 AZEK FACIA TRIM

D) INSTALL NEW BED MOLD AZEK REIM

----- LABOR & MATERIAL ----- \$ 5,195.00

EXTRA WORK AT ROOF EDGE

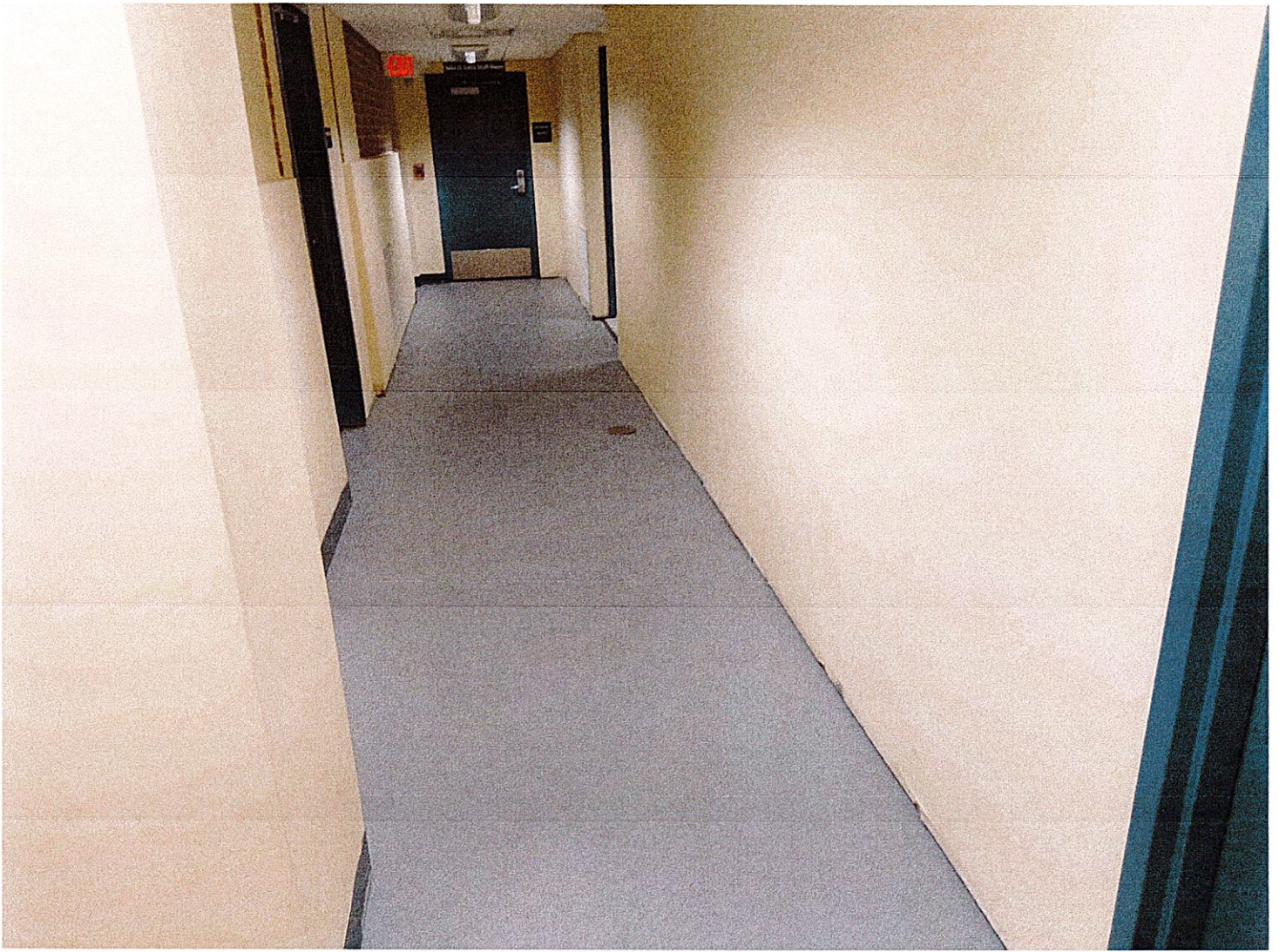
A) DEMO ROTTED DROWN AT ROOF CORNERS

B) INSTALL 5 ½ AZEK CROWN TO MATCH

----- LABOR & MATERIAL ----- \$ 1,200.00









Insalco Corporation
7 Capital Drive
Wallingford, CT 06492
Office: 203.269.1238
Fax: 203.265.9378
www.Insalco.com

Customer: Bridgeport Public Library
 Sales Rep: Harry Gruss
 Harry.Gruss@Insalco.com
 203-269-1238 (phone) 203-265-9378 (fax)

Proposal
2025-17662
 10/31/2025

Propose To:

Bridgeport Public Library
 925 Broad Street
 Bridgeport, CT 06604

Installation Location:

Bridgeport Public Libraries ? North Branch
 3455 Madison Ave
 Bridgeport, CT 06606

Attention: David Otero
 203-212-1898 (phone)
 dotero@bridgeportpubliclibrary.org

Bridgeport Public Libraries - North Branch

Customer PO:

Item No.	Item Description	Qty	Item Sell	Ext Sell
Line: 1	INSALCO CORPORATION - Contract Information	1	\$0.00	\$0.00
Carpet and Resilient Flooring Products	Priced @ State Of Connecticut Contract Discount. Contract #20PSX0088AR Contract Duration: 6/1/2021-05/31/2026			
Line: 2	EF Contract Flooring - Carpet/Flooring Sales	882	\$2.13	\$1,878.66
ECWD2	882 sq ft (21 cases) of Wildwoods 2.5 mm LVT Item Finishes & Options: : 010 Understory (Color)			
Line: 3	EF Contract Flooring - Carpet/Flooring Sales	195	\$24.99	\$4,873.05
FRS47	195 sq yd (24 cases) of Freestyle carpet tile Item Finishes & Options: : 47 Foliage (Color)			
Line: 4	EF Contract Flooring - Carpet/Flooring Sales	22	\$46.03	\$1,012.66
ARV44	21.33 sq yd (3 cases) of Arrive walk-off carpet tile Item Finishes & Options: : 44 Blue Moon (Color)			
Line: 5	EF Contract Flooring - Freight	1	\$0.00	\$0.00
Freight	Freight to CT Item Finishes & Options: :			



INSALCO
FURNISHINGS FOR ALL ENVIRONMENTS

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10/31/2025

Item No.	Item Description	Qty	Item Sell	Ext Sell
Line: 6 E1334	EF Contract Flooring - Carpet/Flooring Sales 4 gallon pail Nexus modular adhesive Item Finishes & Options: :	12	\$245.00	\$2,940.00
Line: 7 WB-TV-6	Mannington Commerical - Carpet/Flooring Sales 100 lin. ft (2 cases) 4" vinyl cove base Item Finishes & Options: : Black (Color)	200	\$1.31	\$262.00
Line: 8 MR-101C	Mannington Commerical - Carpet/Flooring Sales 30 oz cartridge acrylic wall base adhesive Item Finishes & Options: :	4	\$8.30	\$33.20
Line: 9 LABOR	INSALCO CORPORATION - Carpet/Flooring Installation Flooring labor to: Item Finishes & Options: : - Remove and dispose existing carpet and walk-off tiles : - Prep floor for installation of new LVT, carpet tile and walk-off tile : - Remove and dispose of existing wall base : - Installation of new LVT, carpet tile and walk-off tile : - Installation of new 4" vinyl cove wall base and transistion stripping	1	\$14,170.00	\$14,170.00
Line: 10 LABOR	New England Flooring - Carpet/Flooring Installation Labor per estimate #1597 Item Finishes & Options: :	1	\$0.00	\$0.00

Misc Items.....\$25,169.57



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203-269-1238 (phone) 203-265-9378 (fax)

Proposal

2025-17662

10/31/2025

Item Grouping Summary:

- Misc Items Totals: \$25,169.57

Subtotal.....\$25,169.57

Total Amount.....\$25,169.57

Thank you for your business! Please accept this proposal by signing below.

We are grateful you chose Insalco Corporation to meet your
FF&E needs.

We appreciate the opportunity to earn your business and we
look forward to working with you.

Accepted by: David J. Otero Date: 11/20/2025

Print Name: DAVID J. OTERO



PROPOSAL

PRESENTED TO: Bridgeport Public Library - North Branch

ADDRESS: 3455 Madison Avenue Bridgeport, CT 06606

TEL: (203) 260-7874

ATTENTION: David Otero / dotero@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 Power Hub Module - 12V PS and Ethernet Bus
- [1] SONIP I/O Expansion Module
- [1] 2Wire Converter Units, 2-Pack, Ethernet Including PoE over 2-Wires
- [1] EdgeSwitch 8 Port POE Managed Switch
- [1] Cradlepoint IBR 200 CELL 10Mbps (if no PowerHub on Site need to add one)

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).

Will also remove the use of existing audio sensors since will not function with new FlexIP system (if applicable)

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: 11/10/2025

By: Lee Rocca
Sales Manager

Accepted: _____
(date)

By: _____
Name Title

Independent Hardware Inc

14 South Front Street
Philadelphia, PA 19106
USA

Voice: 215-925-5306

Fax: 215-922-6552

QUOTATION

Quote Number: 61030

Quote Date: Oct 29, 2025

Page: 1

Quoted To:

BRIDGEPORT PUBLIC LIBRARY
925 BROAD ST
BRIDGEPORT, CT 06604
US

Customer ID	Good Thru	Payment Terms	Sales Rep
BRIDGEPORT PUBLIC	11/28/25	Net 30 Days	605

Quantity	Item	Description	Unit Price	Amount
8.00		Schlage C0100-CY-70-KP RHO 626	435.00	3,480.00
2.00		Schlage C0100-993R-70-KP EXIT TRIM	598.00	1,196.00
10.00		Donjo 4S wrap arounds	23.00	230.00
10.00		INSTALLATION COST PER DOOR FOR THE ABOVE HARDWARE	185.00	1,850.00
2.00		Schlage C0100CY-70-KP-RHO 626	435.00	870.00
2.00		Schlage C0100-993R-70-KP EXIT TRIM	598.00	1,196.00
1.00		***THESE 4 UNITS ARE FOR YOUR STOCK****		


11/21/25

Subtotal	8,822.00
Sales Tax	
TOTAL	8,822.00

Independent Hardware Inc

14 South Front Street
Philadelphia, PA 19106
USA

Voice: 215-925-5306
Fax: 215-922-6552

QUOTATION

Quote Number: 61280

Quote Date: Dec 2, 2025

Page: 1

Quoted To:

BRIDGEPORT PUBLIC LIBRARY
925 BROAD ST
BRIDGEPORT, CT 06604
US

Customer ID	Good Thru	Payment Terms	Sales Rep
BRIDGEPORT PUBLIC	1/1/26	Net 30 Days	605

Quantity	Item	Description	Unit Price	Amount
10.00		DONJO MANUFACTURING CUSTOM MADE STRIKES FOR THE DOOR FRAMES	51.70	517.00
Subtotal				517.00
Sales Tax				
TOTAL				517.00



P.O. Box 304
786 Main Street
Monroe, CT 06468-0304
(203) 268-6279 Fax: (203) 268-9970
WWW.EDGERTONHVAC.COM

CT LIC. #S1 302765



QUOTE

Quote Number:
26149

Work Order Id:
187058
Date:
12/08/2025
Expiration Date:
12/15/2025
Submitted By:
DERRICK BRIAND
Page: 1

Proposal To:
BRIDGEPORT PUBLIC LIBRARY
EMAIL ONLY
accounts@bridgeportpubliclibrary.org

Service Location:
BRIDGEPORT PUBLIC LIBRARY-925 BROAD ST
925 BROAD STREET
BURROUGHS LIBRARY
BRIDGEPORT CT 06604
214889

Edgerton is pleased to present the following quote for your approval:

QUOTE TO REPLACE THE FAILED RADIATOR VALVE FOR THE SECOND FLOOR RADIATOR

THIS QUOTE INCLUDES PARTS AND LABOR

THIS QUOTE DOES NOT INCLUDE APPLICABLE SALES TAX

Initial: _____

Total

407.50

****Please note that this quote is not inclusive of any additional diagnostic charges, when applicable.****

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. This proposal may be withdrawn by EDGERTON, INC if not accepted within 30 days.

Payments shall be made as follows:
Make checks payable to Edgerton, Inc.
Edgerton accepts all major credit cards

A service charge of 1.5% per month or an annual 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. Warranties on equipment, and service contract, will not be registered until final payment has been received in full.

CHANGE ORDERS

Our Foreman reserves the right to make decisions on site, with verbal notification, to preserve the integrity of the work/project. 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. Our terms and warranty are applicable to Change Orders.

Accepted By: _____

Date: _____

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 account, 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 prejudgment remedy pursuant to Section 8 of the Public Acts 73-431.



December 2, 2025

Bridgeport Library – North End
Attn: Dave Otero
755 Central Ave
Bridgeport, CT 06606

PROPOSAL

Bridgeport Library – 755 Central Avenue

- Layout and construct new dividing wall
- Install soundproof insulation and 5/8" sheet rock
- Tape joints to finish
- Prime and paint
- Install matching cove base Cost: \$7800

Estimated Investment: \$7,800.00



STEPHON WYNTER
CONTRACTOR

December 2, 2025

Bridgeport Library – 2536 E. Main Street
Attn: Dave Otero
755 Central Ave
Bridgeport, CT 06606

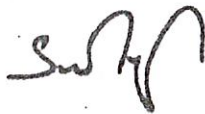
PROPOSAL

Bridgeport Library - 2536 East Main Street

- Layout and construct new dividing wall
- Install soundproof insulation and 5/8" sheet rock
- Tape joints to finish
- Prime and paint
- Install matching cove base Cost: \$7800

Alternate: Remove and store curtain partition in area designated by owner
Cost: \$1,000

Estimated Investment: \$8,800.00



STEPHON WYNTER
CONTRACTOR