

Maintenance Managers Report 11/2026

LES

- *Interior support and replacement of joists etc. is currently in progress. Upon completion of all these things the interior work will go very fast. Bismark is working on an updated schedule. If all goes well with no more delays we are potentially tracking for completion this summer.*
- *We are looking at +\ -100K in savings. Provided there are no further surprises we can potentially come in under our current budget. Being as how we are past the “exploratory” and “discovery” phase I am optimistic that we should be able to proceed with minimal issues.*
- *Study room partitions- based on much negative feedback from where we have attempted to and\or executed this design previously, in combination with the lack of enthusiasm for this design by the branch manager and other staff.... If we were to eliminate the partitions and just create separate rooms with a solid wall that's properly insulated for sound, we can save 20K + on the partition as well as the costs of steel. In addition we would have a properly functioning study rooms with adequate sound proofing. Please advise on thoughts.*
- *Voice of New England has moved main phone connection coming in from the street. This in the way of the contractors building staircase.*

Black Rock

- *Previously approved panel and wiring upgrade completed. Alarm system functioning 100%.*
- *First quote for basic repair of façade has been provided (attached). \$6,395.00 (2 more quotes needed)*
- *Floor painting (prototype) will start in the Basement staff room. Tentative start date of 11/16. This will be done in house, after hours. Details to follow.*

North

- *Community room A\C is down. This was reported last month. Attached is quote to repair (\$6,132.50). Needs approval. Must be executed as we are a warming and cooling center for the city of Bridgeport. *Need to know if this was approved last month?*
- *Carpet quote has been provided \$25,169.57 (attached). Needs approval. Photos of selections also attached.*
- *Sprinkler system repair completed.*
- *Solar panels have been removed from property to storage until installation. Ecosolar will not be executing this project.*
- *Due to alarm issues due to old equipment and wiring we have been having issues with arming\disarming the building. Sonitrol has provided a quote to repair these issues \$8986.00 plus \$35 per month for cellular back up,*

which is now the standard in our other buildings (Attached).

Burroughs

- *Previously approved chiller repair was executed (Trane). A few additional repairs had to be done in the process. Additional billing to follow. Additional billing attached \$4,500.00 (attached). Needs approval.*
- *Stack locks price quotes 2\3 received (attached). Waiting on 3rd quote from Karpilows. \$8822.00 from Independent Hardware will likely be the low bid. This needs approval. Security issue with patron access into staff only areas.*
- *Assessing\pricing installing doors at circulation. Active shooter protocol\plan needs to be revisited before execution or follow through.*

Beardsley

- *Lockers are in the process of being removed.*
- *Lighting has been erratic. Because this is a wireless system and not a straight forward electrical supply, Apex Solutions has been notified.*

Newfield

- *Bike rack has been installed.*
- *Egress button on front entrance replaced.*
- *Study room partitions to be re-evaluated for pricing and installation.*

Other notes

- *All vehicles have received scheduled maintenance.*
- *New snow removal company "Love Your Home" has been enlisted for their services. Attached you will see city bid sheet which include their hourly rates and available equipment. All properties toured with the understanding that BPL's must be a priority and well maintained.*
- *Additional shovels and salt purchased in house and disbursed to all properties.*
- *All HVAC\climate control systems seem to be operating well thus far at all locations.*



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



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:
25375

Work Order Id:
183449

Date:
09/09/2025

Expiration Date:
09/16/2025

Submitted By:
TRACY HEIM
Page: 1

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

Service Location:
BRIDGEPORT PUBLIC LIBRARY-3455 MADISON
3455 MADISON AVE
NORTH BRANCH
BRIDGEPORT CT 06604
218998

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

QUOTE TO REPAIR A LEAK ON HOT GAS BYPASS FLEX LINE

PRICE INCLUDES REPAIR OF LEAK, EVACUATION, PRESSURE TEST AND RECHARGE THE UNIT WITH
20 POUNDS OF VIRGIN R22

THIS QUOTE INCLUDES 20 POUNDS OF VIRGIN R22, SHOULD OUR TECHNICIAN DISCOVER THAT
ADDITIONAL IS NEEDED, IT WILL BE BILLED ON T&M AT \$250 PER POUND

THIS QUOTE DOES NOT INCLUDE APPLICABLE SALES TAX

Initial: _____

Total

6,132.50

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.



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

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

Installation Location:

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

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: :			

Proposal valid thru 11/30/2025

Printed On: 10/31/2025 2:51 pm



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Proposal

2025-17662
 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

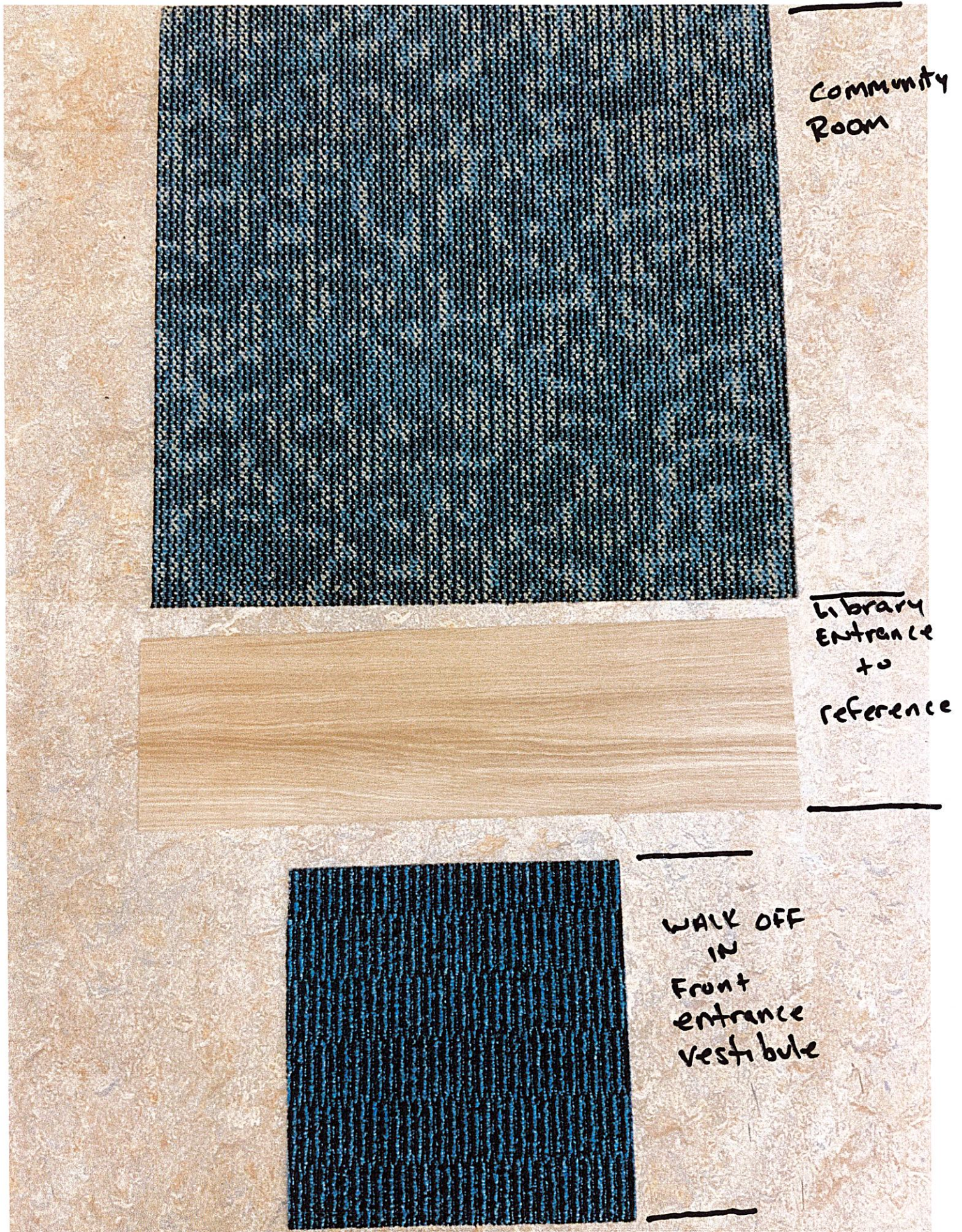
Total Amount.....\$25,169.57

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: _____ Date: _____

Print Name: _____



**TRANE®**

Trane U.S. Inc.
2313 S 20th Street
La Crosse, WI 54601
United States

Invoice

For questions please contact:

Connecticut TCS SO, CT

Tel: 860-616-6600

Fax: 860-616-6599

Remit Payment To

Trane U.S. Inc.
P. O. Box 406469
ATLANTA, GA 30384-6469

Invoice Number **315728796**Invoice Date **17-OCT-2025**Customer No. **379409**Reference No. Internal Account **3937223**Payment Terms **NET 30**Payment Due Date **16-Nov-2025**Discount Date **Bill To**

BRIDGEPORT PUBLIC LIBRARY
925 BROAD ST
BRIDGEPORT, CT 06604
UNITED STATES

Customer Tax ID

Inco Terms	
Supply Location	Connecticut TCS SO, CT
Shipping Method	
Tracking No.	
Freight Terms	
Bill of Lading	

<https://www.tranetechnologies.com/customer>**CERTifyTax** - for submittal of tax exemption certificates.**iReceivables** - access invoice copies, account balances & make payments.**Sold To**

BRIDGEPORT PUBLIC LIBRARY
925 BROAD ST
BRIDGEPORT, CT 06604
UNITED STATES

Ship To

BURROUGHS AND SADEN MEMORIAL L
925 BROAD ST
BRIDGEPORT, CT 06604

Tax/GST ID: 25-0900465	State Tax: 0.00 0.0000%	County Tax: 0.00 0.0000%	City Tax: 0.00 0.0000%	District Tax: 0.00 0.0000%
PST/QST ID:	CT	GREATER BRIDGEPORT	BRIDGEPORT	

Currency	Subtotal	Special Charges	Tax	Freight	Total
USD	5348.18	0.00	0.00	0.00	5348.18

Special Instructions

For questions regarding this invoice please call Teri Pelletier 860-616-6538 Thank you for doing business with Trane
BILLING FOR THE FOLLOWING: ☐ RE-PIPPING OUTDOOR CONDENSER ☐ CALLER: David Otero ☐ Shut down the chiller to begin work. ☐ Cut out the damaged piping using a Dremel. ☐ Straightened and rounded the pipe ends. ☐ Stubbed out the old piping using copper stubs. ☐ Attached couplings and brazed everything back together. ☐ Pressure tested the repaired section with nitrogen and confirmed integrity. ☐ Applied a vacuum to the system and left it overnight.

Contract/Call No.		Order Date	Ship Date	Purchase Order		
2512166105			17-OCT-2025	David Otero		
Date	Description	Quantity	UOM	Unit Price	Extended Price	
10/08/2025	*Company Parts REFRIGERANT; R134A 30 LB CYLI	1	EA	848.180	848.18	
				Subtotal	848.18	
10/07/2025	*Repair - Installation Labor ST Sam Mercuriano	7	HRS	300.000	2,100.00	
10/07/2025	ST Max Lambert	8	HRS	300.000	2,400.00	
				Subtotal	4,500.00	

TRANE
TECHNOLOGIES

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****		
			Subtotal	8,822.00
			Sales Tax	
			TOTAL	8,822.00

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 # : 417327
Quote Date : Nov 10, 2025
Expiration Date : Feb 8, 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 : electronic locksets

Purchase Order # :
Shipped Via : Installer

<u>Qty</u>	<u>Product Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
10	Keypad Lock CO100CY70KPRHOJ RH 626	630.14	6,301.40
10	Exit Trim Keypad Lock CO100993R70KPRHO626PRR 626	886.67	8,866.70
10	Wrap-Around 4-CW S	26.15	261.50

Description

Tull Brothers Field Installation,
4 locks per day over 2 days, 8 locks for installation
all bypass keys will be the same

Price
2,600.00

Pre-Tax Total : 18,029.60
FDM - FEDERAL & STATE MAT. : 0.00
Quote Total : 18,029.60

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.



PROPOSAL

PRESENTED TO: Bridgeport Public Library - North Branch

ADDRESS: 3455 Madison Avenue Bridgeport, CT 06606

TEL: (203) 260-7874

ATTENTION: David Otero / dotoero@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 Rocco
Sales Manager

Accepted: _____
(date)

By: _____
Name Title

SECURITY SYSTEMS NETWORK COMMUNICATIONS

NOTE: Sonitrol requires this form to be completed prior to the installation.

The security system (or systems) to be provided by Sonitrol offer the maximum benefits when communicating via network communication. So, whether we are installing an Intrusion Alarm panel, a Fire Alarm Communicator, or a network video recorder, Sonitrol needs to coordinate with you to plan for internet access for your new system(s).

Ideally, the primary security system component(s) are installed in the same location as your foundational network components (server room or MDF). In this scenario your IT manager can then direct us as to the best and most secure pathway to the internet. If the server room location is not the optimum place for our panel(s) or recorder(s), we will ask that you provide a network drop with an address assignment.

Information required for a **DHCP** connection:

Network switch location and name: _____

Network switch port identified and tagged: _____

Information required for a **STATIC IP** connection:

IP Address: _____

Subnet Mask: _____

Gateway: _____

DNS: _____

Company Name: _____

IT Support Contacts Name: _____

Phone #: _____

**SONITROL**CLIENT AGREEMENT
NO. L048376

DATE: 11/10/2025

CLIENT NAME Bridgeport Public Library - North Branch

PHONE: (203) 576-7003

INSTALL AT: 3455 Madison Avenue
ADDRESSBridgeport
CITYCT
STATE06606
ZIPBILL TO ABOVE: ☐ BILL TO OTHER: ☐

NAME

ADDRESS

CITY

STATE

ZIP

DEALER agrees to install or cause to be installed and to service, without liability and not as an insurer, during the term of this Agreement, an alarm system as described on the Security System Quotation dated 11/10, 20 25 which becomes part of this Agreement.

This Agreement applies to: (check appropriate categories)All equipment is the personal property of the: Dealer ☐ Client ☒☒ Burglar Alarm Signaling Service☒ Cell ServicesCELL CHARGES INCLUDED: Yes ☐ No ☐☐ Video Services☐ Access Control Service☐ Fire Alarm Signaling Service☐ Other _____

SPECIAL INSTRUCTIONS: per signed scope of work document

The undersigned agrees to pay the DEALER, its agents or assigns the sum of:

INSTALLATION: \$ 8,986.00

\$.00
Tax\$ 8,989.00
Total(\$ N/A)
(Down Payment)\$ 8,986.00
Balance Upon
CompletionMONTHLY FEE: \$ 35.00
(Payable in Advance)\$.00
Tax\$ 35.00
TotalQuarterly
Billing Mode

SERVICE: [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] EdgeSwitch 8 Port POE Managed, [1] Cat 6 Plenum Shield, [1] 2Wire Converter Units, 2-Pack, Ethernet Including PoE over 2-Wires, [1] Cradlepoint IBR 200 CELL 10Mbps [1]

LIMITED WARRANTY

- Except as set forth herein, THE DEALER MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND EXPRESSED OR IMPLIED WITH RESPECT TO THE EQUIPMENT, AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY. CLIENT ACKNOWLEDGES THAT NO OTHER REPRESENTATIONS WERE MADE TO CLIENT OR RELIED UPON BY CLIENT WITH RESPECT TO THE QUALITY AND FUNCTION OF THE GOODS.
- In the event any part of the equipment installed shall become defective or inoperative under normal use within one (1) year from the date of the original invoice for this installation, and DEALER determines the equipment is defective or inoperative, DEALER shall replace or repair such defective part without charge to CLIENT. IN NO EVENT SHALL DEALER BE LIABLE FOR MORE THAN, AND CLIENT'S EXCLUSIVE REMEDY FOR BREACH OF THIS LIMITED WARRANTY SHALL BE LIMITED TO, THE REPAIR OR REPLACEMENT OF DEFECTIVE EQUIPMENT INSTALLED UNDER THIS AGREEMENT, AND DEALER SHALL NOT BE LIABLE FOR INJURIES TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, ALL GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES. THIS WARRANTY IS NOT ASSIGNABLE.
- IF CLIENT shall discover a defect in the products supplied under this Agreement, CLIENT shall immediately contact DEALER in writing or by telephone and fully describe the nature of the defect so that repair service may be rendered.
- DEALER shall not be liable for repair or replacement in the event of damage to material or equipment caused by accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation by anyone other than DEALER and any other cause beyond the control of DEALER, including interruption of electrical or telephone service.
- CLIENT acknowledges that any affirmation of fact or promise made by DEALER shall not be deemed to create an express warranty, and that DEALER makes no representation or warranty, that the system supplied may not be compromised, circumvented, or that the system or services will in all cases provide the signaling, monitoring and response for which it was intended. CLIENT is not relying on DEALER'S skill or judgement in selecting or furnishing a system suitable for any particular purpose. Some states do not allow limitations on how long an implied warranty lasts or the exclusion or the limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights and you may also have other rights which may vary from state to state.

THIS AGREEMENT IS NOT BINDING UNLESS APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF THE SONITROL INDEPENDENT FRANCHISED DEALER. IN THE EVENT OF FAILURE OF APPROVAL, THE ONLY LIABILITY OF DEALER SHALL BE TO RETURN TO THE CLIENT THE AMOUNT, IF ANY PAID UPON THE SIGNING OF THIS AGREEMENT. CLIENT ACKNOWLEDGES THAT DEALER'S LIABILITY IS LIMITED AS SET FORTH HEREIN AND THAT DEALER IS A SONITROL INDEPENDENT FRANCHISED DEALER AND NOT A SUBSIDIARY OR AGENT OF SONITROL CORPORATION.

CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT, AND SPECIFICALLY ACKNOWLEDGES AND ACCEPTS THAT DEALER'S LIABILITY IS LIMITED AS SET FORTH HEREIN. In certain states alarm agents are licensed and regulated. In this state the agency is _____

THE MONITORING/SERVICE CHARGE IS SUBJECT TO CHANGE AS SET FORTH IN PARAGRAPH 3, ON THE REVERSE SIDE. IN ADDITION, TOGETHER WITH THE FIRST PAYMENT, CLIENT SHALL PAY THE PRO RATA SHARE OF THE MONITORING/ SERVICE CHARGE FOR THE MONTH IN WHICH MONITORING/SERVICE COMMENCED.

THIS AGREEMENT IS FOR A TERM OF FIVE YEARS FROM THE DATE INSTALLATION IS COMPLETED. IF THIS TRANSACTION IS WITH A RESIDENTIAL CLIENT YOU MAY CANCEL IT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS AGREEMENT. SEE THE ATTACHED NOTICE OF CANCELLATION FORM. WORK ON YOUR INSTALLATION WILL BEGIN APPROXIMATELY _____ AND SHALL BE SUBSTANTIALLY COMPLETED WITHIN APPROXIMATELY _____ WORKING DAYS AFTER COMMENCEMENT SUBJECT TO PERMISSIBLE DELAYS PURSUANT TO THIS AGREEMENT

SONITROL INDEPENDENT FRANCHISED

DEALER Sonitrol Security Systems of Bridgeport

ADDRESS 685 Honeyspot Road

CITY Stratford STATE CT

PHONE NO. (203) 335-8111 LIC. NO. _____

SUBJECT TO TERMS ON REVERSE, INCLUDING PARAGRAPH 12.

SIGNATURE X _____

(CLIENT)

TITLE _____

DATE _____

SIGNATURE X _____ REG. NO. _____
(DEALER REPRESENTATIVE)APPROVED X _____ REG. NO. _____
(SONITROL INDEPENDENT FRANCHISED DEALER)

-OVER-

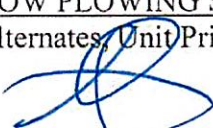
1. **DEALER** agrees to install or cause to be installed, in the premises of the **CLIENT**, alarm equipment and devices, and to provide a centrally monitored signaling system necessary to transmit signals from the premises of the **CLIENT** to **DEALER'S** central monitoring station, in accordance with the attached Security System Quotation. Upon completion of installation **DEALER** will thoroughly instruct the **CLIENT** in the proper use of the Alarm System. **DEALER** will not be responsible to monitor any devices for alarm or supervisory conditions that are not electricity connected by **DEALER** into Sonitrol's signaling system.
2. The agreement shall automatically renew for additional terms of one (1) year each unless other party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the original term or any renewal thereof, if either (a) **DEALER** terminates this Agreement pursuant to Paragraph 4 (a "Termination for Cause") or (b) this Agreement is terminated by **CLIENT** (a "Wrongful Termination") for any reason other than at the end of the initial termination of this Agreement there shall be immediately due and payable by **CLIENT** to **DEALER**, as liquidated damages, an amount equal to the unpaid Monitoring Fee ("Unpaid Monitoring Fee"), calculated by multiplying (A) the number of months remaining from the date this Agreement is terminated to the end of the initial term of the then current renewal term times (B) the Monitoring Fee, set forth above, exclusive of taxes, **CLIENT** understands, acknowledges and agrees that **DEALER'S** actual damages resulting from either a Termination for Cause or a Wrongful Termination includes, among other things: the then present value of the Unpaid Monitoring Fees, equipment and material cost that have not been depreciated, and/or the actual costs of disconnecting and removing the **DEALER'S** equipment from the above installation site. Therefore, **CLIENT** acknowledges and agrees that the liquidated damages established hereby are a reasonable approximation of the actual damages to be incurred by **DEALER** upon the occurrence of either a Termination for Cause or of a Wrongful Termination if **CLIENT** fails to pay the amounts due hereunder for services actually rendered and/or the liquidated damages payable hereunder, the **CLIENT** agrees to reimburse the **DEALER** for all costs of collecting the same, including without limitation, reasonable attorney's fees.
3. **DEALER** shall have the right, at any time, to increase the charges provided herein, to reflect any additional taxes, fees or charges relating to the service provided under the terms of this Agreement, which may hereafter be imposed on **DEALER** by any utility or government agency and **CLIENT** agrees to pay same. So that **DEALER** may properly adjust its rates to meet changing costs, **DEALER** may, at any time after the expiration of one (1) year from the date of this Agreement, increase the annual monitoring/service charges upon giving the **CLIENT** notice in writing. In the event the increase exceeds more than 10% and **CLIENT** is unwilling to pay the increased charges, **CLIENT** may terminate this Agreement upon giving notice in writing to **DEALER** within (30) days from the date of notice of the increase. **CLIENT'S** failure to notify **DEALER** within said thirty (30) days shall constitute **CLIENT'S** acceptance of the increase.
4. **CLIENT** shall be in default of this Agreement for (a) failure to pay the installation charge, (b) failure to pay the monitoring/service charge when due, (c) willfully or negligently causing repeated false alarms, (d) failure to perform any other obligation under this Agreement. Upon **CLIENT'S** default, **DEALER** shall have the right to terminate this Agreement (10) days after written notice of default if after such notice **CLIENT** has not cured the default any cost incurred by **DEALER** as a result of a false alarm originating from **CLIENT'S** premises shall be promptly reimbursed to **DEALER**. In the event of any default of this agreement by **CLIENT**, including a default for failure to pay monies due and owing to **DEALER**, **CLIENT** shall pay **DEALER** any and all damages or losses incurred by **DEALER** in connection with such default, including all costs and expenses incurred by **DEALER** in collecting any monies due and owing by **CLIENT** to **DEALER** hereunder, reasonable attorney's fees, costs, prejudgment interest, and any other reasonable and related expenses of collection.
5. **DEALER** agrees to pay to monitor the systems from the time **CLIENT** causes the system to be activated until **CLIENT** causes the system to be deactivated. Upon receipt of a signal indicating an unauthorized entry into **CLIENT'S** premises or an emergency the **DEALER'S** operator will use reasonable efforts to identify the signal and when warranted, will transmit notice of said signal to be local authority having jurisdiction if instructed to do so by **CLIENT** in writing. **DEALER** will also notify an agent designated in writing by **CLIENT**. **CLIENT** agrees to give **DEALER** a list of names of all persons who shall have the right to enter the premises between any regularly scheduled times for opening and closing the premises and who may be called upon for a key to enter **CLIENT'S** premises during such periods.
6. **CENTRAL STATION ALARM**, if **DEALER** has installed a central station alarm, **DEALER** shall without warranty use reasonable efforts to do the following to the extent the service is selected by **CLIENT**.
 - A. Upon receipt of a burglar alarm signal or access control door alarm signal, transmit the alarm to headquarters of the public police department.
 - B. Upon receipt of a hold-up alarm signal, transmit the alarm to the public police department.
 - C. Upon receipt of a manual, water flow, smoke or automatic fire alarm signal, transmit the alarm to the public fire department.
 - D. Upon receipt of an auxiliary, trouble, supervisory, or other special signal, notify **CLIENT** or local authority as applicable.
 - E. Upon receipt of an audio signal indicating an unauthorized entry into **CLIENT'S** premises, **DEALER'S** operator will use reasonable efforts to identify the sound, and when warranted transmit notice of said signal to the public police department.
7. **CLIENT** hereby authorizes and empowers **DEALER**, its agents or assigns to install the aforesaid system in the designated premises and to service the system and to make any necessary inspections, tests and repairs as required. **CLIENT** understands that alternative or additional protection can be installed at **CLIENT'S** request and expense. **CLIENT** acknowledges that **DEALER** has no way of knowing of the existence of hidden pipes, wires or other obstructions within walls or other concealed spaces, and it is **CLIENT'S** obligation to make **DEALER** aware of such conditions, failing which **DEALER** shall have no responsibility whatsoever for any damage that may be caused. The **CLIENT** agrees to furnish any necessary electric current through **CLIENT'S** meter and at **CLIENT'S** own expense. It is mutually agreed that the work of installation, repair or service by the **DEALER** shall be performed between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m. exclusive of Saturdays, Sundays and holidays.
8. It is understood and agreed that upon termination **DEALER** may remove or abandon in whole or in part the system if owned by **DEALER**, without obligation to repair or redecorate any portion of the **CLIENT'S** premises. **DEALER'S** removal or abandonment shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. **CLIENT** shall maintain insurance adequate to cover the replacement costs of **DEALER'S** equipment in the custody and control of **CLIENT**.
9. This agreement may be cancelled, without previous notice at the option of **DEALER** in the event **DEALER'S** central station connection link or the equipment within the **CLIENT'S** premises is destroyed by fire or other catastrophe or so substantially damaged that it is impractical to continue to service, and may likewise be cancelled at the option of the **CLIENT** in the event of such occurrences. **CLIENT** shall be liable for any delinquent payments for services previously rendered.
10. **CLIENT** agrees to perform system checks as instructed by **DEALER** in order to ascertain if the system is properly functioning. **CLIENT** acknowledges that **DEALER'S** obligation hereunder relates solely to the services set forth above and to the service of the specified alarm system and that **DEALER** is in no way obligated to insure the operation of the system or to maintain or service **CLIENT'S** property of the property of others to which **DEALER'S** system is connected. Repairs shall be performed as soon as reasonably possible after receipt of notice by **DEALER**. **CLIENT** is solely responsible for proper maintenance of any devices utilizing batteries, or any sprinkler system including provision of heat where necessary and acknowledges that **DEALER** has no responsibility for the operation or non-operation of its equipment unless the sprinkler system is at all times in sound working order.
11. **DEALER** assumes no liability for delays in installation or interruption of service due to strikes, riots, floods, fires, act of God or any causes beyond the control of **DEALER**, including interruption of alarm transmission, and will not be required to supply service to the **CLIENT** while such cause continues. **CLIENT** understands that alarm signals may be transmitted by telephone, cable, radio or microwave which are outside the control of **DEALER**, and **DEALER** shall have no responsibility for any failure in transmission of alarm signals by any of these means. **CLIENT** agrees to immediately notify **DEALER** of any malfunctions of the communication link used by this equipment.
12. **LIMITATIONS OF DAMAGES:**
 - A. it is understood and agreed by the parties hereto that **DEALER** is not an insurer and that insurance if any covering personal injury and property loss or damage on **CLIENT'S** premises shall be obtained by **CLIENT** at **CLIENT'S** sole expense that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to this value of **CLIENT'S** property or the property of others located on **CLIENT'S** premise; that **DEALER** makes no guarantee representation or warranty including any implied warranty of merchantability or fitness for particular purpose that the system or service supplied will avert or prevent occurrences or the consequences there from which the system or service is intended to detect or avert except for the provisions of the Sonitrol Security System Limited Warranty as it may apply to any loss occurring while this Agreement is in force and if such warranty is in effect in conjunction with this Agreement.
 - B. **CLIENT** acknowledges it is impractical and extremely difficult to fix the actual damages, if any which may proximately result from failure to perform any of **DEALER'S** obligations or a failure or malfunction in the system to properly operate because of among other things the uncertain amount or value of **CLIENT'S** property or the property of others which may be lost or damaged; the uncertainty of the response time of the policy or other authority; the inability to ascertain what portion if any of any loss would be proximately caused by **DEALER'S** failure to perform any of its obligations or failure of its equipment to properly operate; or the nature of the services to be performed by **DEALER**.
 - C. **CLIENT UNDERSTANDS AND AGREES THAT IF DEALER SHOULD BE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE FROM A FAILURE TO PERFORM ANY OF ITS OBLIGATIONS OR A FAILURE OF THE EQUIPMENT TO PROPERLY OPERATE, DEALER'S LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO THE TOTAL OF ONE-HALF YEAR'S MONITORING PAYMENTS, OR FIVE HUNDRED DOLLAR (\$500) WHICHEVER IS THE LESSER, AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS LIABILITY SHALL BE EXCLUSIVE AND SHALL APPLY IF LOSS OR DAMAGE, IRRESPECTIVE OF CAUSE OR ORIGIN, RESULTS DIRECTLY OR INDIRECTLY TO PERSONS OR PROPERTY FROM PERFORMANCE OR NON-PERFORMANCE OF ANY OF DEALER'S OBLIGATIONS OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE OF DEALER ITS EMPLOYEES OR AGENTS.**
 - D. In the event that the **CLIENT** wishes **DEALER** to assume greater liability, **CLIENT** may as a matter of right, obtain from **DEALER** a higher limit by paying an additional amount to **DEALER**, and a rider shall be attached hereto setting forth such higher limit and additional amount, but this additional obligation shall in no way be interpreted to hold **DEALER** as an insurer.
 - E. When **CLIENT** in the ordinary course of business has the property of others in its custody or the alarm system extends to protect the persons or property of others. **CLIENT** agrees to and shall indemnify, defend and hold harmless. **DEALER**, its employees and agents for and against all claims brought by owners of said property arising out of the **DEALER** service under this Agreement. This provision shall apply to all claims regardless of cause including **DEALER'S** performance of failure to perform and including defects in products, design, installation, service, operation, or non-operation of the system whether based upon negligence, active or passive, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of **DEALER**, its employees or agents, but this provision shall not apply to claims for loss or damage solely and directly caused by an employee of **DEALER** while on **CLIENT'S** premises.
 - F. **CLIENT** acknowledges that the system installed is as requested and is suitable to his purpose and unless detects or omissions are called to **DEALER'S** attention in writing within five (5) days after completion of installation. **CLIENT** accepts the system as is.
13. All claims, actions or proceedings, legal or equitable against **DEALER** must be commenced in court within (1) year after the cause of action has occurred or the act, omission or event occurred from which the claim, action or proceeding arises, whichever is earlier, without judicial extension of time, or said claim, action or proceeding is barred, time being of the essence of this paragraph.
14. **CLIENT** acknowledges that the provisions of this Agreement, and particularly those paragraphs relating to disclaimer of warranties, limitation of liability and third-party indemnification, inure to the benefit of and are applicable to Sonitrol Corporation and its subsidiaries and to any subcontractors engaged by **DEALER** to provide monitoring, maintenance, installation or service of the alarm system provided herein. **CLIENT** hereby waives his right of recovery against **DEALER** for any loss covered by insurance on the premises or its contents to the extent permitted by any policy or by law.
15. If there is any conflict between Agreement and **CLIENT'S** purchase order, or any other document, this Agreement will govern, whether such purchase order or other document is prior or subsequent to this Agreement. This agreement is not assigned by **CLIENT** except upon advance written consent of **DEALER**.
16. It is mutually understood and agreed that any representation, promise, advertising or other statement, condition, inducement or warranty, express or implied, whether written or verbal, not included in writing in this Agreement shall not be binding upon any party and that the Agreement may not be altered, modified or otherwise changed at any time except with the written consent of each of the parties hereto, and in the form of an addendum to this Agreement, if any of the terms or conditions of this Agreement shall be declared invalid or inoperative, all of the remaining terms and conditions shall remain in full force and effect.

Bid Scope Review Check List
 CW02026A SNOW PLOWING SERVICES - CITYWIDE
 Bridgeport, CT

Contractor:	LOve Your Home
Bid Package:	Snow Plowing Services - Citywide
Value:	TBD
Date:	10/15/2025
Time:	1:00pm
Location:	Public Facilities Conference Room

Included	Item	Description
✓	1	All drivers/operators have required licenses
✓	2	Contractors are responsible for signing in upon arrival and out prior to departure.
✓	3	Lunches and breaks are not paid by the City of Bridgeport
✓	4	Should the City provide any material (salt, sand, etc.) the contractor is responsible for returning any unused material
✓	5	Any breakdowns of your equipment are NOT The responsibility of the City
✓	6	Contractors are responsible for ANY damage to City property up to and including curbing, aprons, mailboxes
✓	7	The City reserves the right to refuse any truck they deem as unfit
✓	8	Contractor is responsible for their own fuel as the City WILL NOT provide any
		Love Your Home has salters if needed
		24 Hour Notice
		- Check in @ 990 Housatonic Ave
		Junior (Emilio) 203 395 6510
		Joe Matos. 203 864-5340

Upon completion of this scope review dated 10/15/2025, I herby acknowledge and agree to include all, but not limited to the items listed within Bid Package SNOW PLOWING SERVICES CITYWIDE, All Contract Documents, Addenda, Alternates, Unit Prices, and all items discussed at this time.

Signature: Contractor: LOVE YOUR HOMETitle: Owner/Operator

Attendees:

Michele Otero – City of Bridgeport, CMS

Rodrick Spence – City of Bridgeport, CMS

Luis Burgos – City of Bridgeport, Public Facilities

Emilio Fernandes – City of Bridgeport, Public Facilities

Aaron Curry – City of Bridgeport, Public Facilities

Joe Matos – City of Bridgeport, Public Facilities

MARK - Love Your Homes

Bid Due: Wednesday, October 14, 2025 no later than 2:00 p.m.

Bid Form

BID Number: CWB02026A
Snow Plowing Services - Citywide

Contractor Name	Love Your Home LLC
Address	106 Cultoden Rd
Contact Person	Mark Lokuta
Phone Number	203-536-7533
Email Address	Mark@loveyourhomellc.com

	Indicate type of vehicle including size	Hourly Rates: Plowing	Hourly Rates: Sand & Plow	Hourly Rates:Hauling
1	Ford F350 Dually Dump 8 yds 4x4 fitted Boss V-Plow 11"	\$175.00	\$190.00	\$155.00
2	Ford F350 Dually Dump 8 yds 4x4 fitted Boss V-Plow 11"	\$175.00	\$190.00	\$155.00
3	Ford F350 4x4 Pick-up 4x4 fitted Boss V-Plow 11"	\$170.00	\$185.00	
4	Ford F250 4x4 Pick up fitted Boss V-Plow 8.2	\$165.00	\$185.00	
5	JCB Skid Steer 260 Fitted Boss V-Plow 9.2 and or Snow Raider	\$205.00		\$175.00
6	JCB Skid Steer 260 Fitted Boss V-Plow 9.2 and or Snow Raider	\$205.00		\$175.00
7	Dump Trailer 15 cubic yds for Snow removal			\$165.00

Additional Hourly Rates

	Indicate type of vehicle including size	Hourly Rates:
Overtime	Ford F350 Dually Dump 8 yds 4x4 fitted Boss V-Plow 11"	\$195.00
	JCB Skid Steer 260 Fitted Boss V-Plow 9.2 and or Snow Raider	\$220.00
	Ford F350 4x4 Pick-up 4x4 fitted Boss V-Plow 11"	\$215.00
	Ford F250 4x4 Pick up fitted Boss V-Plow 8.2	\$220.00
Evenings	Ford F350 Dually Dump 8 yds 4x4 fitted Boss V-Plow 11"	\$215.00
	JCB Skid Steer 260 Fitted Boss V-Plow 9.2 and or Snow Raider	\$195.00
	Ford F350 4x4 Pick-up 4x4 fitted Boss V-Plow 11"	\$179.00
	Ford F250 4x4 Pick up fitted Boss V-Plow 8.2	\$179.00
Weekends	Ford F250 4x4 Pick up fitted Boss V-Plow 8.2	\$184.00
	Ford F350 Dually Dump 8 yds 4x4 fitted Boss V-Plow 11"	\$215.00
	JCB Skid Steer 260 Fitted Boss V-Plow 9.2 and or Snow Raider	\$195.00
	Ford F350 4x4 Pick-up 4x4 fitted Boss V-Plow 11"	\$215.00
Holidays	Ford F350 Dually Dump 8 yds 4x4 fitted Boss V-Plow 11"	\$220.00
	JCB Skid Steer 260 Fitted Boss V-Plow 9.2 and or Snow Raider	\$225.00