

Maintenance Managers Report 3/2026

LES

- ***1st floor all framed out. Basement framing being finalized. Sheetrocking completed on one side that's been approved by the city. Electrical has started to run. Elevator install scheduled for mid March. Back side of roof is completed. This repaired the leak issues. Tentative schedule projects for completion in July.***
- ***Waiting on finalization of security between Sonitrol, McBride and Bismark. Due to the amount of time that's past, pricing has increased and parts that were quoted then may be obsolete today. Sonitrol is handling parts and smarts while McBride is doing all the cabling and wiring. Also increase in cost to cameras, equipment, server, license, software, etc. Details to follow.***

Burroughs

- ***Major steam leak repaired. Waiting on invoice***
- ***Stack push button locks have been installed on all floors.***
- ***New handicap bars/rails have been purchased for mens public restroom. To be installed 3/19.***

Black Rock

- *Previously approved façade repair (\$6,395) P.O. has been received. Scheduled for 4/2026*
- *Floor painting in the basement is about 100% complete in all public spaces.*

North

- *Previously approved carpet\flooring installation has been completed.-*
- *Sprinkler system inspection found additional deficiencies. Original repair amount is \$1,400. Now \$1982.68. need to add to value of P.O. (See attached*

Beardsley

- *Lighting for signage (library name lights) are partially out. Specifically the center section. McBride has assessed and I am awaiting feedback. McBride is also addressing light switch issues.*
- *Partition installation complete.*

Newfield

- *Partition installation complete.*
- *Front door self closer broken. Waiting for follow up on parts/cost.*



Johnson Controls Fire Protection LP
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PROPOSAL AND SERVICE AGREEMENT

Date: 03-11-2026 SR#: Quote Ref: North Branch Library Backflow Repair 3-11-26 - CPQ-1211099	Customer #:2603091 Proposal #: CPQ-1211099	Prepared By: Michael Cuomo Employee Number: 237983 Phone #: (860) 977-1416 Email: michael.cuomo@jci.com
Purchaser Contact Information: Name: David		Phone: Email: Dotero@bridgeportpubliclibrary.org

Johnson Controls Fire Protection LP ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and or materials hereinafter described, subject to the terms and conditions of this Agreement.

Ship To Information	Bill To Information
North Branch Library , 3455 Madison Ave, , Bridgeport, CT, 06606-1721 .	North Branch Library , 3455 MADISON Ave, BRIDGEPORT, CT, 06606 .

Scope of Work

- Recent JCI sprinkler service call found that existing 3/4" Watts 909 backflow failed due to checks not holding. Fitter to return with complete rebuild assembly, and will replace all internal components on backflow, and then will retest backflow and provide copy of results upon completion.

Time & material estimate, pricing reflects State of CT Contract 18PSX0004

Labor 8 hours @\$175.00 per hour=\$1,400
 Material cost \$506.68 *15% markup=\$582.68

Total net selling price, \$1,982.68

Johnson Controls has **not** included an estimate for all state and local sales tax for this quote based on the understanding that a valid exemption and/or resale certificate is received by Johnson Controls from Purchaser. Otherwise, actual sales tax due will be calculated and billed. Any additional taxes, duties, tariffs or similar items imposed prior to shipment will be charged.

Relevant URLs

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

Prevailing Wage Required? <u>No</u> Certified Payroll Required? <u>No</u> Customer/Site Tax Exempt? <u>No</u>	Working Hours: Based on normal business hours Mon-Fri 7:30AM-4:00PM unless otherwise noted.
Payment Terms: Net 30	Total quote value: \$1,982.68

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



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

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PROPOSAL AND SERVICE AGREEMENT

Date: 01-06-2026 SR#:60385810 Quote Ref: North Branch Library-Deficiency - CPQ-1148435	Customer #:154401 Proposal #: CPQ-1148435	Prepared By: Frank Distefano Employee Number: 215802 Phone #: Email: frank.distefano@jci.com
Purchaser Contact Information: Name:david otero		
Phone:203-212-1898		Email:Dotero@bridgeportpubliclibrary.org

Johnson Controls Fire Protection LP ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and or materials hereinafter described, subject to the terms and conditions of this Agreement.

Ship To Information	Bill To Information
North Branch Library , 3455 Madison Ave, , Bridgeport,CT, 06606-1721 .	Bridgeport Public Library , 925 Broad St, BRIDGEPORT,CT,06604-4871 .

Scope of Work

Fire Sprinkler Bypass Backflow failed annual test- Sprinkler Technician will clean out debris/ clean clog and retest. A second quote for approval may be needed if it is determined a return service call is required to install repair parts. CT State Contract Pricing 18PSX0005 \$175/hr- 8 Hour Estimate -Time and Material. Exclusions:

1. Unforeseen issues with pipe and fittings, such as corroded, broken, or seized threads
2. Cutting of sheet rock, paint or patch work
3. Ceiling tile work (replacing old broken ceiling tiles)
4. Electrical work
5. Permits for work
6. Moving and lifting large items to perform work in the scope
7. Fire watch detail
8. Underground piping/ Excavation
9. Additional requests from the AHJ's
10. Sprinkler protection in any other area
11. Seismic bracing
12. All work pending proper access.
13. Lift not included.
14. Fire Panel Programming by subcontractor.

QTY	MODEL NUMBER	DESCRIPTION	UNIT PRICE	EXT PRICE
8	MECH/SUPP RG	L&M Labor Regular	\$175.00	\$1,400.00

Total net selling price, \$1,400.00

To the extent applicable, Johnson Controls has included an estimate only for all state and local sales tax for this quote. The actual sales tax due will be calculated and billed upon issuance of an invoice, unless a valid exemption and/or resale certificate is received by Johnson Controls. Any additional taxes, duties, tariffs or similar items imposed prior to shipment will be charged.

Fees associated with the submission of documentation required by AHJ or other governing agencies, not itemized in this proposal will be invoiced separately.

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