



Chairman
Joseph Gush

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Permanent Municipal Building Committee

~ AGENDA ~

Regular Meeting

Monday, May 11, 2026

5:30 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://ledyardct.zoom.us/j/83364831245?pwd=sk0PqFRTomkzi2a09NG8UpZ4DeKII4.1>

Meeting ID: 833 6483 1245

Passcode: 712047

One tap mobile

+13052241968,,83364831245#,,,,*712047# US

I. CALL TO ORDER

II. ROLL CALL

III. RESIDENTS & PROPERTY OWNERS COMMENTS (Limit to 3 Minutes Each)

IV. MEMBER COMMENTS

V. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Regular Meeting Minutes of 04.13.2026.

Attachments: [PMBC Regular Meeting Minutes 04.13.2026](#)

VI. UPDATE ON JULIET W. LONG, GALES FERRY, & BOE CENTRAL OFFICE PROJECTS

1. Update/Discussion on Roof Projects & Budget Documents

Attachments: [STV Budget Tracking Report-Ledyard Roof Project 05.06.2026](#)

2. MOTION to approve STV invoice #1834 dated 04.16.2026 in the amount of \$272.00 for project 2122247 Ledyard Schools-Central Office.

Attachments: [LEDYARD SCHOOLS CENTRAL OFFICE - 040326 - 2122247 CLIENT](#)

3. MOTION to approve STV invoice# 1835 dated 04.16.2026 in the amount of \$340.00 for Project 2122247 Ledyard Schools-Gales Ferry School

Attachments: [LEDYARD SCHOOLS GALES FERRY SCHOOL - 040326 - 2122247 CLIENT](#)

4. MOTION to approve STV Invoice #1836 dated 04.16.2026 in the amount of \$975.00 for project 2122247-Ledyard Schools-Juliet Long School.
Attachments: [LEDYARD SCHOOLS JULIET LONG - 040326 - 2122247 CLIENT](#)
5. MOTION to approve Gold Seal Roofing LLC App#12 dated 11.30.2025 in the amount of \$27,441.68 for Juliet W. Long School- Roof Replacement and Photovoltaic Project.
Attachments: [Gold Seal Roofing App#12 11.30.2025](#)
6. MOTION to approve Gold Seal Roofing LLC App# 13 dated 02.28.2026 in the amount of \$16,554.00 for Juliet Long Roof Replacement and Photovoltaic Project.
Attachments: [Gold Seal Roofing App#13 02.28.2026](#)
7. MOTION to approve Shipman & Goodwin invoice #680676 dated 04.21.2026 in the amount of \$3,260.54 for professional services rendered.

VII. JULIET W. LONG HVAC PROJECT UPDATES

1. Update/Discussion of Juliet W. Long HVAC Project & Budget Documents
Attachments: [2026 0506 JWL HVAC Project Update](#)
[2026 0511 JWL HVAC FSR](#)
2. MOTION to approve Nutmeg Companies Inc App #10 dated 04.30.2026 in the amount of \$47,500.00 for Juliet W. Long HVAC Project.
Attachments: [Nutmeg Invoice Ap#10 04.30.2026](#)
3. MOTION to approve Colliers Invoice #1172396 dated 04.30.2026 in the amount of \$2,696.20 for Juliet Long HVAC Installation.
Attachments: [Colliers Invoice 1172396 04.30.2026](#)
4. MOTION to approve AIA Document G701-2017 Change Order Number 004 dated 04.30.2026 in the amount of \$20,450.96 for Juliet W. Long School HVAC Project.
Attachments: [JWL HVAC Change Order Packet 05.11.2026](#)

VIII. OLD BUSINESS

1. Any Old Business proper to come before the Committee

IX. NEW BUSINESS

1. Any New Business proper to come before the Committee

X. ADJOURNMENT

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0659

Agenda Date: 5/11/2026

Agenda #: 1.

MINUTES

Minutes:

MOTION to approve the PMBC Regular Meeting Minutes of 04.13.2026.



TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Joseph Gush

Regular Meeting

Monday, April 13, 2026

5:30 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Zoom Meeting:

<https://ledyardct.zoom.us/j/83587357776?pwd=kQ72k1d2KnliaJs4EbjLwpxmgsvDrb.1>

Meeting ID: 835 8735 7776

Passcode: 582918

One tap mobile

+13052241968,,83587357776#,,,,*582918# US

II. CALL TO ORDER

I. ROLL CALL

Also in attendance:

Matt Bonin, Finance Director

Charles Warrington, Jr., Colliers

Roxanne Maher, Administrative Assistant to the Ledyard Town Council

Present Chairperson/Market Manager Joseph Gush

Commissioner Gerald Tyminski

Commissioner Gary Schneider

BOE Representative Brandon Graber

BOE Representative Alex Fritsch

BOE Representative Tony Saccone

Absent Commissioner George Hosey

III. RESIDENTS & PROPERTY OWNERS COMMENTS (Limit to 3 Minutes Each)

IV. MEMBER COMMENTS

Chairman Gush stated that there is an Ad Hoc Committee that is being formed by the town council for the purpose to help streamline projects from start to finish. As of now there is one Permanent Municipal Building Committee member who has applied for the Ad Hoc Committee, this will next go to the Administration committee.

Mr. Graber clarified that the NEAT study discussed at the March meeting was financed through

other sources, so it is not part of the budget cycle.

V. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Regular Meeting Minutes of 03.09.2026.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

VI. UPDATE ON JULIET W. LONG, GALES FERRY & BOE CENTRAL OFFICE PROJECTS

1. Update/Discussion on Roof Projects & Budget Documents

Mr. Donaldson stated the invoices from Imperial for Central Office were all approved at the March meeting except for the \$6,000 invoice which is being held pending the state's acceptance.

Mr. Donaldson stated that the Solar Project at Juliet W. Long School is in the final stages. The solar panels are complete. The application for the NRAC Rebate from Eversource is based on the amount of energy the panels produce. The application is approximately 80% complete. The solar panels cannot be activated until the application has been completed. Chairman Gush asked how long the process would take. Mr. Donaldson replied that he needs documentation stating that the building is owned by the town but has had difficulty obtaining this documentation from the assessor. Mr. Donaldson stated that a request was made to the assessor for this documentation, follow-up calls leaving messages were made but no call back was received. The inability to get the needed documentation is delaying the application process. Mr. Bonin offered to contact the assessor to get the necessary documentation. Mr. Graber asked how long it would take to get the application approval from Eversource once the application has been submitted. Mr. Donaldson stated that the timeline is unclear as the information about it has been inconsistent. Mr. Donaldson will ask for clarification from Eversource tomorrow.

Mr. Saccone asked about the amount of power that is expected to be generated from the panels. How much will be used by the building and how much will be sold out? Mr. Donaldson responded that 160kw is expected to be produced, but with the new AC most if not all of that is expected to be used within the building. The estimate from the architect at the beginning of the project was that it would supply about sixty percent of the building's use. The panels are net metering; in slower times they will over generate and then during busier times like the summer and winter we would be under generating. Mr. Fritsch stated that Eversource typically keeps track of surplus and then will apply the surplus at the end of each year. Mr. Tyminski asked how often the town would make payments. Mr. Donaldson stated that the town is invoiced once a month.

Mr. Donaldson stated that the town is still in talks with the bonding company about the Gales Ferry School. The contractor would like to meet to discuss the project but that is on hold, everything else is in the hands of the attorney. There is a meeting scheduled for Thursday at the

school with the bond company representative. Mr. Saccone asked if we have a representative, Mr. Donaldson responded that we have a town attorney. Mr. Donaldson does not believe that the town attorney will be at the meeting on Thursday. Mr. Saccone stated that we have an attorney working for us but no roofing expert, whereas the bonding company has an expert working for them, giving them an advantage.

HVAC project is moving along well; the electric was completed. Good Friday they started up two units. The rest of the units will be started up today. Mr. Donaldson will stop over tomorrow to see how that transition went. New electronic heat valves are being installed. They expect to have all the valves installed by end of the school's spring break. If the valves aren't completed by end of the break, it would be set up so that the boilers could be filled and preheated. Mr. Bonin asked Mr. Warrington if he had anything to add. Mr. Warrington stated the new VRS system is designed to go down to zero degrees and is the primary system, and is more than adequate to take care of the whole building, the boiler system will be a backup system. Mr. Saccone asked Mr. Warrington if having an owner's rep would prevent extra costs with recommissioning the buildings that had been incurred with previous projects. Mr. Warrington stated that he wasn't on the previous projects, but often those additional fees occur due to issues with communication.

RESULT: DISCUSSED

2. MOTION to approve STV invoice 1314 in the amount of \$612.00 for the Board of Ed Central Office date February 25, 2026.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Brandon Graber

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

3. MOTION to approve STV Inv#1620 dated 03.26.2026 in the amount of \$1,100.00 for Project 2122247 Ledyard Schools-Central Office.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

4. MOTION to approve STV invoice 1317 in the amount of \$2,010.50 for the Gales Ferry School date February 25, 2026.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Tony Saccone

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

5. MOTION to approve STV Inv# 1621 dated 03.26.2026 in the amount of \$692.00 for project 2122247 Ledyard Schools-Gales Ferry School.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

6. MOTION to approve STV invoice 1318 in the amount of \$987.50 for the Juliet W. Long School date February 25, 2026.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

7. MOTION to approve STV invoice 1622 dated 03.26.2026 in the amount of \$680.00 for Project 2122247 Ledyard Schools-Juliet W. Long School.

Mr. Tyminski asked if there was a representative from STV at the meeting. Mr. Gush and Mrs. Maher confirmed there was not a representative from STV present. Mr. Tyminski stated he does not know if the budget sheet matches the invoices that have been approved during this meeting. Mr. Gush stated that from what he has looked out and in speaking with the owner's rep he believes the invoices are correct.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

8. MOTION to approve Shipman & Goodwin Inv# 679402 dated 03.13.2026 in the amount of \$10,974.00 for professional services rendered.

Mr. Saccone asked why there was no invoice attached. Mr. Bonin stated that the invoice is not attached due to ongoing litigation. Mr. Saccone asked if they could vote on something that is in litigation, Mr. Bonin explained that the vote was to pay the attorney's fees. Mr. Warrington explained that omitting the attorney's invoices is a normal part of the process. Mr. Tyminski asked if there was a cap on the attorney fees and will the town be reimbursed for the legal fees the town incurs. Mr. Warrington responded that it depends on the wording of the contract, and that he would recommend reaching out to Shipman & Goodwin what the agreement is and if the town would be reimbursed by the bonding company. Mr. Tyminski stated that the attorney's fees

could get quite large and the town would be exposed. Mr. Gush stated that he would follow up with the mayor on this.

Later in the meeting, Mr. Tyminski stated that he does not believe that the attorney's fees are not part of the building project, but legal fees are being spent on behalf of the town. The bonding amount that was received to complete these projects did not include these additional fees. Mr. Tyminski asked if these additional fees needed to be brought to town council for approval or get a Mr. Bonin responded that the fees are coming out of the project funds. Mr. Tyminski asked what would happen if we the money runs out. Mr. Bonin responded that if that were to happen the committee would have to ask the town council for additional money. Mr. Tyminski asked if we should make them aware of the fees now. Mr. Bonin stated that he believes that the town council is aware of the litigation. Mr. Gush again said that he would speak to the mayor about this. Mr. Graber asked if the Permanent Municipal Building Committee had a town council liaison that attended the meetings. Mr. Bonin stated that Carmen is the town council liaison.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 4 Gush Tyminski Schneider Saccone

ABSENT 1 Hosey

9. MOTION to approve Gold Seal Roofing LLC App#12 dated 11.30.2025 in the amount of \$27,441.68 for Juliet W. Long School- Roof Replacement and Photovoltaic Project.

Mr. Gush recommended tabling both Gold Seal Roofing Invoices, agenda items VI-9 and VI-10 because there are two number one change orders that affect the billing that does not appear to be correct. Mr. Gush is waiting to hear back from STV for clarification. Mr. Bonin stated that the change orders did not match up. Mr. Bonin stated that he had reached out to STV for clarification and was told that they didn't know and is still waiting for an answer. Mr. Gush spoke to STV on Saturday and let STV know that these invoices were being tabled.

RESULT: TABLED

10. MOTION to approve Gold Seal Roofing LLC App# 13 dated 02.28.2026 in the amount of \$16,554.00 for Juliet Long Roof Replacement and Photovoltaic Project.

RESULT: TABLED

VII. JULIET W. LONG HVAC PROJECT UPDATES

1. Update/Discussion of Juliet W. Long HVAC Project & Budget Documents

Mr. Warrington stated that the financial summary report shows that there is a projected savings of \$523,000. The project has been going well. The reimbursements requests that have been submitted. The project is projected to be completed under \$3,000,000.00. Mr. Tymiski asked if everything will be all set come fall? Mr. Warrington responded that everything should be all set. The contractors will come back to do a 10- month check and do commissioning during the heating season, but the system should be operational by summer. Mr. Gush stated that we need

to ensure we meet the requirements of the grant, which has a deadline of December 31, 2026. Mr. Warrington replied that meeting the requirements would not be a problem, and the project should be closed out by then. Mr. Donaldson asked Mr. Warrington to get clarification on what the closeout entails.

RESULT: DISCUSSED

2. MOTION to approve Friar Architecture Inc. Inv# 2023-121A-17 dated 03.31.2026 in the amount of \$5,040.00 for Juliet W. Long HVAC.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

3. MOTION to approve Colliers Inv# 1162203 dated 03.31.2026 in the amount of \$1,211.60 for Juliet W. Long HVAC Installation.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Brandon Graber

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

4. MOTION to approve Nutmeg Companies Inc. App #9 dated 03.31.2026 in the amount of \$57,411.28 for Juliet W. Long School- HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Tony Saccone

AYE 6 Gush Tyminski Schneider Graber Fritsch Saccone

ABSENT 1 Hosey

XIII. OLD BUSINESS

None.

1. Any Old Business proper to come before the Committee

IX. NEW BUSINESS

1. Any New Business proper to come before the Committee

Mr. Graber stated again that the study that was being carried to look at what should be done with the buildings was initially put in the budget. It was felt it was too important to wait so

other funding was found. It was out for bid; five bids were received.

X. ADJOURNMENT

Meeting adjourned at 6:14p.m.

This was Approved and so declared.

RESULT: APPROVED AND SO DECLARED

MOVER: Gerald Tyminski

SECONDER: Brandon Graber

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0678

Agenda Date: 5/11/2026

Agenda #: 1.

REPORT

Staff/Committee Report:

Update/Discussion on Roof Projects & Budget Documents



BUDGET TRACKING REPORT

Ledyard Roof Project Date: May 6, 2026		Total Project	Funding	Contracted	Unallocated Funding	Invoiced to Date	Remaining to Invoice		
			\$6,167,827	\$5,950,036	\$217,791	\$4,830,520	\$1,119,516		
Individual Projects		Gales Ferry	\$2,684,441	\$2,800,630	(\$116,189)	\$1,935,788	\$864,843		
		Juliet W Long	\$3,020,186	\$2,697,354	\$322,832	\$2,464,638	\$232,716		
		BOE	\$463,200	\$452,051	\$11,149	\$430,094	\$21,957		
ITEM DESCRIPTION		Base	Change Orders	Total	Invoiced to Date BOE	Invoiced to Date Gales Ferry	Invoiced to Date Juliet W Long	Remaining to Invoice	
SUMMARY	Current Project Total		\$5,549,231	\$400,805	\$5,950,036	\$430,094	\$1,935,788	\$2,464,638	\$1,119,516
	Construction Total		\$5,280,500	\$288,465	\$5,568,965	\$385,803	\$1,761,557	\$2,349,814	\$1,071,791
	Professional Fees		\$172,712	\$112,340	\$285,052	\$35,056	\$133,844	\$79,401	\$36,751
	Various Fees		\$96,019	\$0	\$96,019	\$9,235	\$40,386	\$35,423	\$10,974
GC	Construction Total		\$5,280,500	\$288,465	\$5,568,965	\$385,803	\$1,761,557	\$2,349,814	\$1,071,791
	Imperial (Gales Ferry)		\$2,585,500	\$15,471	\$2,600,971		\$1,761,557		\$839,414
	Gold Seal (Juliet Long)		\$2,317,000	\$252,482	\$2,569,482			\$2,349,814	\$219,668
	Imperial (BOE)		\$378,000	\$20,512	\$398,512	\$385,803			\$12,709
PF	Professional Fees		\$172,712	\$112,340	\$285,052	\$35,056	\$133,844	\$79,401	\$36,751
	STV (Gales Ferry)		\$39,482	\$57,117	\$96,599		\$82,459		\$14,140
	STV (Juliet Long)		\$39,482	\$21,437	\$60,919			\$47,871	\$13,048
	STV (BOE)		\$15,468	\$15,086	\$30,554	\$21,306			\$9,248
	Silver Petrucelli (Gales Ferry)		\$33,000	\$18,700	\$51,700		\$51,385		\$315
	Silver Petrucelli (Juliet Long)		\$31,530	\$0	\$31,530			\$31,530	\$0
	Silver Petrucelli (BOE)		\$13,750	\$0	\$13,750	\$13,750			\$0
VF	Various Fees		\$96,019	\$0	\$96,019	\$9,235	\$40,386	\$35,423	\$10,974
	Gales Ferry		\$51,360	\$0	\$51,360	\$0	\$40,386	\$0	\$10,974
	Juliet Long		\$35,423	\$0	\$35,423	\$0	\$0	\$35,423	\$0
	BOE		\$9,235	\$0	\$9,235	\$9,235	\$0	\$0	\$0
	Interest Expense		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Borrowing		\$0	\$0	\$0	\$0	\$0	\$0	\$0



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0656

Agenda Date: 5/11/2026

Agenda #: 2.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve STV invoice #1834 dated 04.16.2026 in the amount of \$272.00 for project 2122247 Ledyard Schools-Central Office.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)



INVOICE

Town of Ledyard
741 COL, Ledyard Highway
Ledyard, CT 06339

Invoice #: 1834
Invoice Date: 4/16/26
Project #: 2122247
Invoice Group: 01
Voucher #: 8
Project Org.: 140

Re: Ledyard Schools
Central Office

For Professional Services Rendered from 2/28/2026 through 4/3/2026

DESCRIPTION	ORIGINAL CONTRACT	CHANGES/ AMENDMENTS	CURRENT CONTRACT AMOUNT	EARNED TO DATE	PREVIOUSLY INVOICED	CURRENT INVOICE	AMOUNT REMAINING
CO #1 - Pre-Con/Design	5,082.00	952.00	6,034.00	6,034.00	6,034.00	0.00	0.00
CO #1 - Bidding/Contracting	2,178.00	-	2,178.00	2,178.00	2,178.00	0.00	0.00
CO #1 - Construction	6,032.00	-	6,032.00	5,428.80	5,428.80	0.00	603.20
CO #2 - Construction Value	-	8,918.00	8,918.00	7,665.50	7,393.50	272.00	1,252.50
CO #2 - Close Out	-	5,216.00	5,216.00	0.00	0.00	0.00	5,216.00
Audit	272.00	-	272.00	0.00	0.00	0.00	272.00
Post Construction	1,904.00	-	1,904.00	0.00	0.00	0.00	1,904.00
Total	15,468.00	15,086.00	30,554.00	21,306.30	21,034.30	272.00	9,247.70
Net Amount Due This Invoice				21,306.30	21,034.30	272.00	9,247.70
Total Amount Due This Invoice						272.00	

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.

Please remit to : STV Construction Inc.
 at 205 West Welsh Drive Douglassville, PA 19518-8713.
 For wire transfers, email AccountsReceivable@stvinc.com.
 Please include invoice # on remittance advice.

Billing Backup

Thursday, April 16, 2026

STV Construction Inc

Invoice 1834 Dated 4/16/2026

12:21:31 PM

Project	D001340.002	Ledyard Schools Central O		
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Phase	B100000	Central Office		
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Direct Labor

			Hours	Rate	Amount	
13856	Salines, Vincent	3/6/2026	.25	136.00	34.00	
	Project Closeout					
13856	Salines, Vincent	3/9/2026	.25	136.00	34.00	
	PMBC Meeting					
13856	Salines, Vincent	3/10/2026	.25	136.00	34.00	
	Review and update budget					
13856	Salines, Vincent	3/19/2026	.25	136.00	34.00	
	Email and telephone correspondence with Wayne					
13856	Salines, Vincent	3/27/2026	.50	136.00	68.00	
	Update Budget					
13856	Salines, Vincent	4/3/2026	.50	136.00	68.00	
	Review closeout progress					
	Totals		2.00		272.00	
	Total Direct Labor					272.00
				Total this Phase		272.00
				Total this Project		272.00
				Total this Report		272.00

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.
Please remit to: STV Construction Inc. at 205 West Welsh Drive Douglassville, PA 19518-8713. For wire transfers, email AccountsReceivable@stvinc.com. Please include invoice # on remittance advice.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0657

Agenda Date: 5/11/2026

Agenda #: 3.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve STV invoice# 1835 dated 04.16.2026 in the amount of \$340.00 for Project 2122247
Ledyard Schools-Gales Ferry School

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)



INVOICE

Town of Ledyard
 741 COL, Ledyard Highway
 Ledyard, CT 06339

Invoice # : 1835
 Invoice Date : 4/16/26
 Project # : 2122247
 Invoice Group : 02
 Voucher # : 13
 Project Org. : 140

Re: Ledyard Schools
 Gales Ferry School

For Professional Services Rendered from 2/28/2026 through 4/3/2026

DESCRIPTION	ORIGINAL CONTRACT	CHANGES/ AMENDMENTS	CURRENT CONTRACT AMOUNT	EARNED TO DATE	PREVIOUSLY INVOICED	CURRENT INVOICE	AMOUNT REMAINING
CO #1 - Pre-Con/Design	6,534.00	2,176.00	8,710.00	8,710.00	8,710.00	0.00	0.00
CO #1 - Bidding/Contracting	3,364.00	-	3,364.00	3,364.00	3,364.00	0.00	0.00
CO #1 - Construction	26,040.00	10,880.00	36,920.00	31,754.50	31,414.50	340.00	5,165.50
CO #2 - Construction Value	-	37,085.00	37,085.00	37,085.00	37,085.00	0.00	0.00
CO #2 - Close Out	-	7,520.00	7,520.00	0.00	0.00	0.00	7,520.00
Audit	544.00	-	544.00	0.00	0.00	0.00	544.00
Post Construction	3,000.00	-	3,000.00	0.00	0.00	0.00	3,000.00
Total	39,482.00	57,661.00	97,143.00	80,913.50	80,573.50	340.00	16,229.50
Expenses	415.68	1,143.68	1,559.36	1,545.50	1,545.50	0.00	13.86
Net Amount Due This Invoice						340.00	
Total Amount Due This Invoice						340.00	

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.

Please remit to : STV Construction Inc.
 at 205 West Welsh Drive Douglassville, PA 19518-8713.
 For wire transfers, email AccountsReceivable@stvinc.com.
 Please include invoice # on remittance advice.

Billing Backup

Thursday, April 16, 2026

STV Construction Inc

Invoice 1835 Dated 4/16/2026

12:32:23 PM

Project	D001340.003	Ledyard Schools Gales Fer		
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Phase	B200000	Gales Ferry School		
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Direct Labor

			Hours	Rate	Amount
13856	Salines, Vincent	3/6/2026	.25	136.00	34.00
	Review Email				
13856	Salines, Vincent	3/9/2026	.25	136.00	34.00
	PMBC Meeting				
13856	Salines, Vincent	3/10/2026	.25	136.00	34.00
	Review and update budget				
13856	Salines, Vincent	3/19/2026	.25	136.00	34.00
	Email and telephone correspondence with Wayne				
13856	Salines, Vincent	3/27/2026	.50	136.00	68.00
	Update Budget				
13856	Salines, Vincent	3/30/2026	.50	136.00	68.00
	Review emails from Mayor				
13856	Salines, Vincent	3/31/2026	.50	136.00	68.00
	Review emails from Mayor				
	Totals		2.50		340.00
	Total Direct Labor				340.00
				Total this Phase	340.00
				Total this Project	340.00
				Total this Report	340.00

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.
Please remit to: STV Construction Inc. at 205 West Welsh Drive Douglassville, PA 19518-8713. For wire transfers, email AccountsReceivable@stvinc.com. Please include invoice # on remittance advice.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0658

Agenda Date: 5/11/2026

Agenda #: 4.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve STV Invoice #1836 dated 04.16.2026 in the amount of \$975.00 for project 2122247-Ledyard Schools-Juliet Long School.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)



INVOICE

Town of Ledyard
 741 COL, Ledyard Highway
 Ledyard, CT 06339

Invoice # : 1836
 Invoice Date : 4/16/26
 Project # : 2122247
 Invoice Group : 03
 Voucher # : 10
 Project Org. : 140

Re: Ledyard Schools
 Juliet Long School

For Professional Services Rendered from 2/28/2026 through 4/3/2026

DESCRIPTION	ORIGINAL CONTRACT	CHANGES/ AMENDMENTS	CURRENT CONTRACT AMOUNT	EARNED TO DATE	PREVIOUSLY INVOICED	CURRENT INVOICE	AMOUNT REMAINING
CO #1 - Pre-Con/Design	6,534.00	2,176.00	8,710.00	8,710.00	8,710.00	0.00	0.00
CO #1 - Bidding/Contracting	3,364.00	-	3,364.00	3,364.00	3,364.00	0.00	0.00
CO #1 - Construction	26,040.00	-	26,040.00	26,040.00	26,040.00	0.00	0.00
CO #2 - Construction Value	-	14,045.00	14,045.00	8,994.50	8,019.50	975.00	5,050.50
CO #2 - Close Out	-	5,216.00	5,216.00	0.00	0.00	0.00	5,216.00
Audit	544.00	-	544.00	0.00	0.00	0.00	544.00
Post Construction	3,000.00	-	3,000.00	0.00	0.00	0.00	3,000.00
Total	39,482.00	21,437.00	60,919.00	47,108.50	46,133.50	975.00	13,810.50
Expenses	-	762.08	762.08	762.08	762.08	0.00	0.00
Net Amount Due This Invoice						<u>975.00</u>	
Total Amount Due This Invoice						<u>975.00</u>	

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.

Please remit to : **STV Construction Inc.**
 at 205 West Welsh Drive Douglassville, PA 19518-8713.
 For wire transfers, email AccountsReceivable@stvinc.com.
 Please include invoice # on remittance advice.

Billing Backup

Thursday, April 16, 2026

STV Construction Inc

Invoice 1836 Dated 4/16/2026

12:33:44 PM

Project	D001340.004	Ledyard Schools Juliet Lo		
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Phase	B300000	Juliet Long School		
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Direct Labor

			Hours	Rate	Amount
10686	Hoerauf, GERALYN	3/25/2026	.50	182.00	91.00
	Revise DAS-1046S				
13856	Salines, Vincent	3/2/2026	.50	136.00	68.00
	Research solar monitoring and rebates				
	Review Project Emails				
13856	Salines, Vincent	3/3/2026	.50	136.00	68.00
	Research solar monitoring and rebates				
	Review Project Emails				
13856	Salines, Vincent	3/5/2026	.50	136.00	68.00
	Research solar monitoring and rebates				
	Review Project Emails				
13856	Salines, Vincent	3/6/2026	.25	136.00	34.00
	Research solar monitoring and rebates				
	Review Project Emails				
13856	Salines, Vincent	3/9/2026	.25	136.00	34.00
	PMBC Meeting				
13856	Salines, Vincent	3/10/2026	.25	136.00	34.00
	Review and update budget				
13856	Salines, Vincent	3/19/2026	.25	136.00	34.00
	Email and telephone correspondence with Wayne				
13856	Salines, Vincent	3/27/2026	.50	136.00	68.00
	Update Budget				
13856	Salines, Vincent	3/30/2026	.75	136.00	102.00
	Follow-up with Eversource to energize solar				
	Telephone call with Wayne				
13856	Salines, Vincent	3/31/2026	.75	136.00	102.00
	Follow-up with Eversource to energize solar				
	Follow-up with Eversource on solar program				
	Telephone call with Wayne				
13856	Salines, Vincent	4/2/2026	1.00	136.00	136.00
	Follow-up with Eversource to energize solar				
	Follow-up with Eversource on solar program				
	Telephone call with Wayne				

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.
Please remit to: STV Construction Inc. at 205 West Welsh Drive Douglassville, PA 19518-8713. For wire transfers, email AccountsReceivable@stvinc.com. Please include invoice # on remittance advice.

Project	D001340.004	Ledyard Schools Juliet Lo			Invoice	1836
13856	Salines, Vincent	4/3/2026	1.00	136.00	136.00	
	Follow-up with Eversource to energize solar					
	Follow-up with Eversource on solar program					
	Telephone call with Wayne					
	Totals		7.00		975.00	
	Total Direct Labor					975.00
				Total this Phase		975.00
				Total this Project		975.00
				Total this Report		975.00

We hereby certify that the above charges are true and correct, and therefore, just payment is being requested.
Please remit to: STV Construction Inc. at 205 West Welsh Drive Douglassville, PA 19518-8713. For wire transfers, email AccountsReceivable@stvinc.com. Please include invoice # on remittance advice.



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0510

Agenda Date: 5/11/2026

Agenda #: 5.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve Gold Seal Roofing LLC App#12 dated 11.30.2025 in the amount of \$27,441.68 for Juliet W. Long School- Roof Replacement and Photovoltaic Project.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)

TO: Silver Petrucelli + Associates
 3190 Whitney Avenue
 Hamden , CT 06518

PROJECT NAME: Juliet Long School -
 Roof Replacement and
 Photovoltaic Project

APPLICATION NO: 0012
 APPLICATION PERIOD TO: 11/30/2025
 PROJECT NO: 0024
 CONTRACT DATE: 7/1/2024

FROM: Gold Seal Roofing LLC
 95 Bysiewicz Drive
 Middletown, CT 06457

CERTIFYING AGENT:

CONTRACT FOR: Roof Replacement & Photovoltaic Project

ORIGINAL CONTRACT AMOUNT \$2,317,000.00
 CHANGE ORDERS \$281,988.80
 REVISED CONTRACT AMOUNT \$2,598,988.80
 TOTAL WORK COMPLETED AND STORED MATERIAL TO DATE \$2,556,188.80

RETAINAGE
 Work Completed 7.000 % \$178,933.22
 Stored Materials 7.000 % \$0.00
 TOTAL \$178,933.22

WORK COMPLETED AND STORED MATERIALS LESS TOTAL
 RETAINAGE \$2,377,255.58

PREVIOUS CERTIFICATES FOR PAYMENT \$2,349,813.91
 AMOUNT DUE \$27,441.68

REMAINING CONTRACT BALANCE (RETAINAGE INCLUDED) \$221,733.22

SUMMARY OF CHANGES	ADDS	DEDUCTS
Previous Totals		
THIS MONTH	\$281,988.80	\$0.00
TOTALS	\$281,988.80	

The work covered by this Payment Requisition has been completed according to the contract.

(Firm) Gold Seal Roofing LLC
 (Name) Matt Roberts

(Signature) [Signature] (Date) 3/4/26

State Of: Connecticut

County Of: Middlesex

Subscribed and sworn to before me this 4 day of March, 20 26

Notary Public Caitlyn Long

My Commission Expires 10/30/2027



CERTIFICATION

I certify that the work covered by this Application for Payment has been completed according to the contract, and that the amount certified is \$27,441.68

(Firm) Silver Petrucelli + Associates

(Name) Steve June

(Signature) [Signature] (Date) 3/6/24

Authorized to Pay

Signature

PO#

Date

A	B	C	D	E	F	G		H	I
Item No.	Description	Scheduled Value	Work Completed From Previous Application (D+E)	Work Completed This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% Complete	Balance To Finish	Retainage
01	Bonding	\$25,000.00	\$25,000.00			\$25,000.00	100	\$0.00	\$1,750.00
02	Mobilizatfion	\$10,000.00	\$10,000.00			\$10,000.00	100	\$0.00	\$700.00
03	Safety	\$10,000.00	\$10,000.00			\$10,000.00	100	\$0.00	\$700.00
04	Roof Vaccum	\$20,000.00	\$20,000.00			\$20,000.00	100	\$0.00	\$1,400.00
05	Roof Insulation Materials	\$150,000.00	\$150,000.00			\$150,000.00	100	\$0.00	\$10,500.00
06	Roof Insulation Labor	\$80,000.00	\$80,000.00			\$80,000.00	100	\$0.00	\$5,600.00
07	Roof Membrane Materials	\$550,000.00	\$550,000.00			\$550,000.00	100	\$0.00	\$38,500.00
08	Roof Membrane Labor	\$419,500.00	\$419,500.00			\$419,500.00	100	\$0.00	\$29,365.00
09	Sheet Metal Materials	\$35,000.00	\$35,000.00			\$35,000.00	100	\$0.00	\$2,450.00
10	Sheet Metal Labor	\$40,000.00	\$40,000.00			\$40,000.00	100	\$0.00	\$2,800.00
11	Skylights Materials and Labor	\$20,000.00	\$20,000.00			\$20,000.00	100	\$0.00	\$1,400.00
12	Thruwall Flashings	\$25,000.00	\$25,000.00			\$25,000.00	100	\$0.00	\$1,750.00
13	Plumbing	\$7,500.00	\$7,500.00			\$7,500.00	100	\$0.00	\$525.00
14	Closeout	\$10,000.00	\$5,000.00			\$5,000.00	50	\$5,000.00	\$350.00
15	Allowance #01 Metal Deck	\$20,000.00	\$0.00			\$0.00	0	\$20,000.00	\$0.00
16	Allowance #02 Chimney Brick	\$5,000.00	\$5,000.00			\$5,000.00	100	\$0.00	\$350.00
17	Alternate #04 - Photovoltaic Install	\$890,000.00	\$872,200.00		\$0.00	\$872,200.00	98	\$17,800.00	\$61,054.00
18	CO#02 - Revised Roof Assembly	\$148,441.62	\$148,441.62	\$0.00	\$0.00	\$148,441.62	100	\$0.00	\$10,390.91
19	CO#03 - Metal Wall Panels	\$85,680.00	\$85,680.00	\$0.00	\$0.00	\$85,680.00	100	\$0.00	\$5,997.60
20	CO#04 - Chimney Wall Panels and Cap	\$18,360.00	\$18,360.00	\$0.00	\$0.00	\$18,360.00	100	\$0.00	\$1,285.20
21	CO#06 - Change Order Reconciliation	\$29,507.18	\$0.00	\$29,507.18	\$0.00	\$29,507.18	100	\$0.00	\$2,065.50

Totals: \$2,598,988.80 \$2,526,681.62 \$29,507.18 \$0.00 \$2,556,188.80 98 \$42,800.00 \$178,933.22



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0511

Agenda Date: 5/11/2026

Agenda #: 6.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve Gold Seal Roofing LLC App# 13 dated 02.28.2026 in the amount of \$16,554.00 for Juliet Long Roof Replacement and Photovoltaic Project.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: Silver Petrucelli + Associates
3190 Whitney Avenue
Hamden , CT 06518

PROJECT NAME: Juliet Long School -
Roof Replacement and
Photovoltaic Project

APPLICATION NO: 0013
APPLICATION PERIOD TO: 2/28/2026
PROJECT NO: 0024
CONTRACT DATE: 7/1/2024

FROM: Gold Seal Roofing LLC
95 Bysiewicz Drive
Middletown, CT 06457

CERTIFYING AGENT:

CONTRACT FOR: Roof Replacement & Photovoltaic Project

ORIGINAL CONTRACT AMOUNT _____ \$2,317,000.00
CHANGE ORDERS _____ \$281,988.80
REVISED CONTRACT AMOUNT _____ \$2,598,988.00
TOTAL WORK COMPLETED AND STORED MATERIAL TO DATE _____ \$2,573,988.80

RETAINAGE
Work Completed _____ 7.000 % _____ \$180,179.22
Stored Materials _____ 7.000 % _____ \$0.00
TOTAL _____ \$180,179.22

**WORK COMPLETED AND STORED MATERIALS LESS TOTAL
RETAINAGE** _____ \$2,393,809.58

**PREVIOUS CERTIFICATES FOR PAYMENT
AMOUNT DUE** _____ \$2,377,255.58
_____ \$16,554.00

REMAINING CONTRACT BALANCE (RETAINAGE INCLUDED) _____ \$205,179.22

**The work covered by this Payment Requisition
has been completed according to the contract.**

(Firm) Gold Seal Roofing LLC
(Name) Matt Roberts

(Signature) _____ (Date) 3/3/26

LOWENACCO BOCCI, member

State Of: Connecticut

County Of: Middlesex

Subscribed and sworn to before
me this 3rd day of March, 20 26

Notary Public Salvatore Reale

My Commission Expires 11-30-28

CERTIFICATION

I certify that the work covered by this Application for Payment has been
completed according to the contract, and that the amount certified is \$16,554.00

(Firm) Silver Petrucelli + Associates

(Name) Steve June

(Signature) _____ (Date) 3/4/26



SUMMARY OF CHANGES	ADDS	DEDUCTS
Previous Totals		
THIS MONTH	\$281,988.80	\$0.00
TOTALS	\$281,988.80	

Authorized to Pay

Signature

PO# _____ Date

A	B	C	D	E	F	G		H	I
Item No.	Description	Scheduled Value	Work Completed From Previous Application (D+E)	Work Completed This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% Complete	Balance To Finish	Retainage
01	Bonding	\$25,000.00	\$25,000.00			\$25,000.00	100	\$0.00	\$1,750.00
02	Mobilizatfion	\$10,000.00	\$10,000.00			\$10,000.00	100	\$0.00	\$700.00
03	Safety	\$10,000.00	\$10,000.00			\$10,000.00	100	\$0.00	\$700.00
04	Roof Vaccum	\$20,000.00	\$20,000.00			\$20,000.00	100	\$0.00	\$1,400.00
05	Roof Insulation Materials	\$150,000.00	\$150,000.00			\$150,000.00	100	\$0.00	\$10,500.00
06	Roof Insulation Labor	\$80,000.00	\$80,000.00			\$80,000.00	100	\$0.00	\$5,600.00
07	Roof Membrane Materials	\$550,000.00	\$550,000.00			\$550,000.00	100	\$0.00	\$38,500.00
08	Roof Membrane Labor	\$419,500.00	\$419,500.00			\$419,500.00	100	\$0.00	\$29,365.00
09	Sheet Metal Materials	\$35,000.00	\$35,000.00			\$35,000.00	100	\$0.00	\$2,450.00
10	Sheet Metal Labor	\$40,000.00	\$40,000.00			\$40,000.00	100	\$0.00	\$2,800.00
11	Skylights Materials and Labor	\$20,000.00	\$20,000.00			\$20,000.00	100	\$0.00	\$1,400.00
12	Thruwall Flashings	\$25,000.00	\$25,000.00			\$25,000.00	100	\$0.00	\$1,750.00
13	Plumbing	\$7,500.00	\$7,500.00			\$7,500.00	100	\$0.00	\$525.00
14	Closeout	\$10,000.00	\$5,000.00			\$5,000.00	50	\$5,000.00	\$350.00
15	Allowance #01 Metal Deck	\$20,000.00	\$0.00			\$0.00	0	\$20,000.00	\$0.00
16	Allowance #02 Chimney Brick	\$5,000.00	\$5,000.00			\$5,000.00	100	\$0.00	\$350.00
17	Alternate #04 - Photovoltaic Install	\$890,000.00	\$872,200.00	\$17,800.00	\$0.00	\$890,000.00	100	\$0.00	\$62,300.00
18	CO#02 - Revised Roof Assembly	\$148,441.62	\$148,441.62	\$0.00	\$0.00	\$148,441.62	100	\$0.00	\$10,390.91
19	CO#03 - Metal Wall Panels	\$85,680.00	\$85,680.00	\$0.00	\$0.00	\$85,680.00	100	\$0.00	\$5,997.60
20	CO#04 - Chimney Wall Panels and Cap	\$18,360.00	\$18,360.00	\$0.00	\$0.00	\$18,360.00	100	\$0.00	\$1,285.20
21	CO#06 - Change Order Reconciliation	\$29,507.18	\$29,507.18	\$0.00	\$0.00	\$29,507.18	100	\$0.00	\$2,065.50
Totals:		\$2,598,988.80	\$2,556,188.80	\$17,800.00	\$0.00	\$2,573,988.80	99	\$25,000.00	\$180,179.22



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0655

Agenda Date: 5/11/2026

Agenda #: 7.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve Shipman & Goodwin invoice #680676 dated 04.21.2026 in the amount of \$3,260.54 for professional services rendered.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0677

Agenda Date: 5/11/2026

Agenda #: 1.

REPORT

Staff/Committee Report:

Update/Discussion of Juliet W. Long HVAC Project & Budget Documents



Project Leaders

A Division of Colliers Engineering & Design

Memorandum

Date: May 6, 2026

Subject: Juliet W. Long HVAC Upgrade Project Update

Dear Chairman Gush:

The Juliet W. Long HVAC Upgrade construction commenced in June of 2025 and has been progressing ahead of schedule, with an estimated completion date of August 2026. Nutmeg Companies, Inc. (NCI) is the general contractor responsible for the installation of the new system.

The new Variable Refrigerant Flow (VRF) system is currently operational, with start-up completed during the week of April 13, 2026. Minor outstanding work is scheduled for completion prior to the start of Summer Break.

Nutmeg has been actively investigating and addressing a previously identified roof leak associated with Rooftop Unit (RTU-2). As part of the effort to determine the source of the leak, exploratory work was performed. The root cause has been identified as an access hole created by Synergy, a Trane-authorized representative, for control wiring. This opening has allowed water infiltration, ultimately resulting in leakage into the building interior. To further assess and access the affected area, a portion of the roof deck and insulation was previously removed from below.

Friar Architecture has provided guidance that the equipment pan within the affected rooftop unit should be fully replaced rather than repaired, and that the roof assembly—including the vapor barrier, insulation, and membrane—must be restored to a like-new condition. Trane has been notified of the issue and is currently preparing a formal response, including a proposed path forward for review and approval.

NCI will return to the site beginning June 25th to initiate startup of the rooftop Dedicated Outside Air Units (DOAs). Catalyst Commissioning Group will also be onsite to support the initial startup and inspection, followed by comprehensive system commissioning throughout the summer.

At the Owner's direction, NCI has issued Change Order 004 for review and approval to provide additional protection for the rooftop ductwork. The proposed scope includes enhanced coating and detailing to ensure all exposed HVAC ductwork is properly sealed, waterproofed, and protected from external elements and potential damage.

The project is currently trending under budget by an estimated \$493,000. Of this amount, approximately \$24,000 is anticipated to be returned by Nutmeg from unused allowances. Potential cost exposures are being actively monitored, including the repainting of natural gas lines in accordance with the Fire Marshal's request, as well as the installation of rooftop duct support wearing pads. All identified exposures have been incorporated into the current projected savings.

Sincerely,

Erica Pudvelis
Owner's Project Manager

FINANCIAL STATUS REPORT



Project Leaders

Town of Ledyard Juliet W. Long HVAC Project

Financial Status Report (\$000's)

Date: May 11, 2026

	A	B	C	D1	D2	D	E	F	G
	Budget			Contracted Project Costs			Anticipated Costs		Remaining Balance (C - F)
	Project Budget	Approved Transfers	Approved Budget w/ Transfers	Paid	Unpaid	Total Contract	Planned, but not Contracted	Anticipated Total Costs (D + E)	
I. Building Construction									
<u>A.</u> HVAC Improvements	\$ 2,673.5	\$ (151.4)	\$ 2,522.1	\$ 2,315.6	\$ 186.1	\$ 2,501.7	\$ 20.5	\$ 2,522.2	\$ (0.1)
<u>B.</u> Soffits, Ceilings & Lights	50.0	-	50.0	37.5	-	37.5	12.5	50.0	-
Total Building Construction	2,723.5	(151.4)	2,572.1	2,353.1	186.1	2,539.2	33.0	2,572.2	(0.1)
II. Related Construction									
<u>A.</u> Sitework	-	-	-	-	-	-	-	-	-
<u>B.</u> Site Utility Systems	-	-	-	-	-	-	-	-	-
<u>C.</u> Building Demolition	-	-	-	-	-	-	-	-	-
<u>D.</u> Hazardous Material Removal	-	-	-	-	-	-	-	-	-
<u>E.</u> Sustainable Elements	-	-	-	-	-	-	-	-	-
Total Related Construction	-	-	-	-	-	-	-	-	-
III. Escalation									
Total Construction	\$ 2,723.5	\$ (151.4)	\$ 2,572.1	\$ 2,353.1	\$ 186.1	\$ 2,539.2	\$ 33.0	\$ 2,572.2	\$ (0.1)
IV. Furniture, Fixtures & Equipment (FF&E)									
<u>A.</u> Loose Furnishings	-	-	-	-	-	-	-	-	-
<u>B.</u> Program Related Equipment	-	-	-	-	-	-	-	-	-
<u>C.</u> Data/Telecomm Equipt	-	-	-	-	-	-	-	-	-
<u>D.</u> Playground Equipment	-	-	-	-	-	-	-	-	-
<u>E.</u> Security Equipment	-	-	-	-	-	-	-	-	-
<u>F.</u> Specialty Signage	-	-	-	-	-	-	-	-	-
Total FF & E	-	-	-	-	-	-	-	-	-

FINANCIAL STATUS REPORT



Project Leaders

Town of Ledyard Juliet W. Long HVAC Project

Financial Status Report (\$000's)

Date: May 11, 2026

		A	B	C	D1	D2	D	E	F	G
		Budget			Contracted Project Costs			Anticipated Costs		Remaining Balance (C - F)
		Project Budget	Approved Transfers	Approved Budget w/ Transfers	Paid	Unpaid	Total Contract	Planned, but not Contracted	Anticipated Total Costs (D + E)	
Budget developed as of 7/15/2025										
V.	Fees and Expenses									
A.	Fees									
1	Existing Conditions & Space Program		-	-	-	-	-	-	-	-
2	Architect	224.6	19.5	244.1	231.6	12.5	244.1	-	244.1	-
a	MEP (Van Zelm)	15.0	-	15.0	15.0	-	15.0	-	15.0	-
b	Landscape Arch.	w/ architect								
c	Structural Engineering	w/ architect								
d	NOT USED									
e	Interior/Furniture Designer									
f	Lighting Consultant									
g	Acoustical Consultant									
h	Signage Consultant									
i	LEED Designer									
j	Referendum Services									
k	Code Consultant	w/ architect								
l	Designer's Cost Estimator	w/ architect								
3	Special Consultants									
a	Haz. Mat. Consultant	-	-	-	-	-	-	-	-	-
b	Audio/Visual									
c	Technology & Security Consultant	-	-	-	-	-	-	-	-	-
d	Geo-Tech Engineering									
e	Traffic Engineer									
f	Ecologist/Soil Sample									
g	Peer Reviews									
h	Green Building Consultant	w/ architect								
i	Storm Water Monitoring									
4	Project Management	110.0	-	110.0	38.7	71.3	110.0	-	110.0	-
5	Building Commissioning	25.0	-	25.0	-	26.3	26.3	-	26.3	(1.3)
6	Owner's Cost Estimator									
7	Owner's Legal Fees				0.5	-	0.5	-	0.5	(0.5)
8	CM Preconstruction Fee									
9	Site Survey									
10	Utility Assessment									
	Sub-total Fees	374.6	19.5	394.1	285.8	110.1	395.9	-	395.9	(1.8)

FINANCIAL STATUS REPORT



Project Leaders

Town of Ledyard Juliet W. Long HVAC Project

Financial Status Report (\$000's)

Date: May 11, 2026

	A	B	C	D1	D2	D	E	F	G
	Budget			Contracted Project Costs			Anticipated Costs		Remaining Balance (C - F)
	Project Budget	Approved Transfers	Approved Budget w/ Transfers	Paid	Unpaid	Total Contract	Planned, but not Contracted	Anticipated Total Costs (D + E)	
Budget developed as of 7/15/2025									
B. Expenses									
1 Owner's Insurance	-	-	-	-	-	-	-	-	-
2 Permits	-	-	-	-	-	-	-	-	-
3 Printing	-	-	-	-	-	-	-	-	-
4 Construction Utilities Use	-	-	-	-	-	-	-	-	-
5 Site Borings	-	-	-	-	-	-	-	-	-
6 Materials Testing	5.0	-	5.0	1.3	3.7	5.0	-	5.0	-
7 Special Inspections	-	-	-	-	-	-	-	-	-
8 Consultant Reimbursables	-	-	-	0.3	-	0.3	-	0.3	(0.3)
9 Moving/Relocation	-	-	-	-	-	-	-	-	-
10 Physical Plant Expenses	-	-	-	-	-	-	-	-	-
11 Misc. Expenses	-	-	-	-	-	-	-	-	-
12 Advertising	-	-	-	1.5	-	1.5	-	1.5	(1.5)
13 Temporary Space/Ops	-	-	-	-	-	-	-	-	-
14 Bond/Financing	-	-	-	-	-	-	-	-	-
15 Site Acquisition	-	-	-	-	-	-	-	-	-
Sub-total Expenses	5.0	-	5.0	3.1	3.7	6.8	-	6.8	(1.8)
Total Fees and Expenses	379.6	19.5	399.1	288.9	113.8	402.7	-	402.7	(3.6)
VI. Contingency									
A. Construction & Owner's Project									
1 Construction	371.9	131.9	503.8	-	-	-	7.0	7.0	496.8
2 Owner's Project	-	-	-	-	-	-	-	-	-
B. Additional Need	-	-	-	-	-	-	-	-	-
Total Contingency	371.9	131.9	503.8	-	-	-	7.0	7.0	496.8
Total Project	\$ 3,475.0	\$ -	\$ 3,475.0	\$ 2,642.0	\$ 299.9	\$ 2,941.9	\$ 40.0	\$ 2,981.9	\$ 493.1



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0660

Agenda Date: 5/11/2026

Agenda #: 2.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve Nutmeg Companies Inc App #10 dated 04.30.2026 in the amount of \$47,500.00 for Juliet W. Long HVAC Project.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)

TO OWNER: Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

PROJECT : Juliet W. Long School-HVAC Project
1854 CT-12
Gales Ferry, CT 06335

APPLICATION NO : 10
PERIOD TO : 4/30/2026
PROJECT NO : 2503
CONTRACT DATE : 7/9/2025
GRANT NO :
TASK ORDER NO:
PDN NO:
REQUISITION REF#:
TIN: 06-1236809

Distribution to :
OWNER Town of Ledyard
ARCHITECT Friar Architecture Inc.
CONTRACTOR The Nutmeg Companies Inc.

FROM CONTRACTOR :
The Nutmeg Companies, Inc.
1 Ohio Ave., Norwich, CT 06360
ATTN: Mike Gawendo-Project Manager mgawendo@nutmegcompanies.com
CONTRACT FOR: Juliet W. Long Elementary Schoole HVAC Replacement

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM..... \$2,673,520.00
- 2. Net Change by Change Orders..... -\$171,802.10
- 3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$2,501,717.90
- 4. TOTAL COMPLETED & STORED TO DATE..... \$2,437,517.90
(Column G on G703)
- 5. RETAINAGE :
 - a. 5 % of Completed Work \$120,375.90
(Columns D + E on G703)
 - b. 5 % of Stored Material \$1,500.00
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703)..... \$121,875.90
- 6. TOTAL EARNED LESS RETAINAGE..... \$2,315,642.01
(Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$2,268,142.01
(Line 6 from prior Certificate).....
- 8. CURRENT PAYMENT DUE..... \$47,500.00
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$186,075.90
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in previous months by Owner	28,711.90	(200,514.00)
Total approved this Month	-	-
TOTAL	28,711.90	(200,514.00)
NET CHANGES by Change Order		(171,802.10)

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner , and that current payment shown herein is now due.

CONTRACTOR: The Nutmeg Companies, Inc.

By Shayne McAvoy, VP of Operations Date: April 28, 2026

State of : Connecticut
County of : New London
Subscribed and sworn to before me this 28th day of April, 2026
Notary Public [Signature]
My Commission expires 8/31/2030

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 47,500

(Attach explanation if amount certified differs from the amount applied for Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified).

ARCHITECT: Scott M. [Signature] Date: April 29, 2026

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 10
 APPLICATION DATE: 30-Apr-26
 PERIOD TO: 30-Apr-26
 CONTRACT NO: 2503
 TASK ORDER: 0

Days added by Modification

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (G ÷ C)		
1								
2								
3	<u>DIVISION-1 GENERAL REQUIREMENTS</u>							
4	BOND	11,957.00	11,957.00	-	-	11,957.00	100%	-
5	MOBILIZATION	15,000.00	15,000.00	-	-	15,000.00	100%	-
6	ALLOWANCE NO. 1 - CONSTRUCTION MANAGERS ALLOWANCE	200,514.00	200,514.00	-	-	200,514.00	100%	-
7	ALLOWANCE NO. 2 - TOP OF WALL SMOKE SAFING	11,500.00	-	-	-	-	0%	11,500.00
8	ALLOWANCE NO. 3 - SMOKE SAFE EXISTING PENETRATIONS	4,300.00	-	-	-	-	0%	4,300.00
9	ALLOWANCE NO. 4 - SMOKE SEAL AROUND EXISTING ITEMS	8,600.00	-	-	-	-	0%	8,600.00
10	AS-BUILT SUBMISSION	3,334.00	-	-	-	-	0%	3,334.00
11	O&M SUBMISSION	3,333.00	-	-	-	-	0%	3,333.00
12	WARRANTEE SUBMISSION	3,333.00	-	-	-	-	0%	3,333.00
13	COMMISSIONING SUPPORT TRAINING	3,500.00	-	-	-	-	0%	3,500.00
14		1,500.00	-	-	-	-	0%	1,500.00
15	<u>DIVISION-2 EXISTING CONDITIONS</u>							
16	SAWCUTTING DUCT HOLES-LABOR	35,000.00	35,000.00	-	-	35,000.00	100%	-
17	CORE BORE REFER/CONDENSATE LINES-LABOR	35,000.00	35,000.00	-	-	35,000.00	100%	-
18								
19	<u>DIVISION-5 METALS</u>							
20	STRUCTURAL STEEL-SHOP DRAWINGS	5,000.00	5,000.00	-	-	5,000.00	100%	-
21	STRUCTURAL STEEL-MATERIAL	25,000.00	25,000.00	-	-	25,000.00	100%	-
22	STRUCTURAL STEEL-LABOR	25,000.00	25,000.00	-	-	25,000.00	100%	-
23								
24	<u>DIVISION-6 WOOD, PLASTICS AND COMPOSITES</u>							
25	ROUGH CARPENTRY-MATERIAL	5,000.00	5,000.00	-	-	5,000.00	100%	-
26	ROUGH CARPENTRY-LABOR	5,000.00	5,000.00	-	-	5,000.00	100%	-
27								
28	<u>DIVISION-7 ROOFING</u>							
29	ROOFING-MATERIAL	100,000.00	100,000.00	-	-	100,000.00	100%	-
30	ROOFING-LABOR	125,000.00	123,000.00	-	-	123,000.00	98%	2,000.00
31								
32	<u>DIVISION 23-HVAC</u>							
33	MECHANICAL DEMO	17,000.00	10,500.00	6,500.00	-	17,000.00	100%	-
34	TESTING, ADJUSTING, BALANCING	7,800.00	-	-	-	-	0%	7,800.00
35	HVAC INSULATION-MATERIAL	45,000.00	45,000.00	-	-	45,000.00	100%	-
36	HVAC INSULATION-LABOR	45,000.00	45,000.00	-	-	45,000.00	100%	-
37	BUILDING CONTROLS WIRING ROUGH-IN MATERIAL	38,800.00	33,800.00	5,000.00	-	38,800.00	100%	-

38	BUILDING CONTROLS - VALVES	35,000.00	30,000.00	5,000.00	-	35,000.00	100%	-
39	BUILDING CONTROLS WIRING ROUGH-IN LABOR	40,000.00	36,000.00	2,500.00	-	38,500.00	96%	1,500.00
40	BUILDING CONTROLS - VALVE INSTALLATION	15,000.00	-	13,000.00	-	13,000.00	87%	2,000.00
41	BUILDING CONTROLS - PROGRAMING / START-UP	10,000.00	-	5,000.00	-	5,000.00	50%	5,000.00
42	VRF TEMPERATURE CONTROLS ENGINEERING/SUBMITTALS	10,000.00	10,000.00	-	-	10,000.00	100%	-
43	VRF TEMPERATURE CONTROLS ROUGH-IN-MATERIAL	45,000.00	45,000.00	-	-	45,000.00	100%	-
44	VRF TEMPERATURE CONTROLS ROUGH-IN-LABOR	45,000.00	45,000.00	-	-	45,000.00	100%	-
45	VRF TEMPERATURE CONTROLS-PROGRAMMING	15,000.00	-	12,000.00	-	12,000.00	80%	3,000.00
46	VRF UNITS-MATERIAL	120,000.00	120,000.00	-	-	120,000.00	100%	-
47	VRF UNITS-LABOR	55,000.00	55,000.00	-	-	55,000.00	100%	-
48	VRF #9	37,000.00	37,000.00	-	-	37,000.00	100%	-
49	VRF CONDENSING UNITS-MATERIAL	80,000.00	80,000.00	-	-	80,000.00	100%	-
50	VRF CONDENSING UNITS-LABOR	19,000.00	19,000.00	-	-	19,000.00	100%	-
51	DOA/RTU 1 CURBS-MATERIAL	18,000.00	18,000.00	-	-	18,000.00	100%	-
52	DOA/RTU 1 CURBS-LABOR	15,000.00	15,000.00	-	-	15,000.00	100%	-
53	DOA MATERIAL	211,000.00	211,000.00	-	-	211,000.00	100%	-
54	DOA LABOR	20,000.00	20,000.00	-	-	20,000.00	100%	-
55	RTU MATERIAL	111,500.00	111,500.00	-	-	111,500.00	100%	-
56	RTU LABOR	8,300.00	8,300.00	-	-	8,300.00	100%	-
57	PIPE HANGERS-MATERIAL	35,000.00	35,000.00	-	-	35,000.00	100%	-
58	PIPE HANGERS-LABOR	45,000.00	45,000.00	-	-	45,000.00	100%	-
59	REFRIGERANT PIPING-MATERIAL	125,000.00	125,000.00	-	-	125,000.00	100%	-
60	REFRIGERANT PIPING-LABOR	125,000.00	125,000.00	-	-	125,000.00	100%	-
61	DUCTWORK SHOP DRAWINGS	10,000.00	10,000.00	-	-	10,000.00	100%	-
62	DUCT ROOF RAILS/STANDS-MATERIAL	20,000.00	20,000.00	-	-	20,000.00	100%	-
63	DUCT ROOF RAILS/STANDS-LABOR	20,000.00	20,000.00	-	-	20,000.00	100%	-
64	OA INTERIOR DUCTWORK-MATERIAL	80,000.00	80,000.00	-	-	80,000.00	100%	-
65	OA INTERIOR DUCTWORK-LABOR	80,749.00	80,749.00	-	-	80,749.00	100%	-
66	DUCTWORK FOR VRF-MATERIAL	76,000.00	76,000.00	-	-	76,000.00	100%	-
67	DCUTWORK FOR VRF-LABOR	76,000.00	76,000.00	-	-	76,000.00	100%	-
68	DUCTWORK ROOF-MATERIAL	50,000.00	50,000.00	-	-	50,000.00	100%	-
69	DUCTWORK ROOF-LABOR	48,500.00	48,500.00	-	-	48,500.00	100%	-
70	DUCTWORK RTU-2 MATERIAL	10,000.00	10,000.00	-	-	10,000.00	100%	-
71	DUCTWORK RTU-2 LABOR	10,000.00	10,000.00	-	-	10,000.00	100%	-
72								
73	<u>DIVISION 26 - ELECTRICAL</u>							
74	ELECTRICAL DEMO/DISCONNECT-LABOR	10,000.00	9,500.00	500.00	-	10,000.00	100%	-
75	CONDUIT-MATERIAL	20,000.00	20,000.00	-	-	20,000.00	100%	-
76	CONDUIT-LABOR	30,000.00	29,500.00	-	-	29,500.00	98%	500.00
77	POWER WIRING-MATERIAL	40,000.00	39,500.00	-	-	39,500.00	99%	500.00
78	POWER WIRING-LABOR	30,000.00	29,000.00	500.00	-	29,500.00	98%	500.00
79	PANELBOARD-MATERIAL	30,000.00	30,000.00	-	-	30,000.00	100%	-
80	PANELBOARD-LABOR	10,000.00	10,000.00	-	-	10,000.00	100%	-
81								
82	<u>DIVISION 28-ELECTRONIC SAFETY AND SECURITY</u>							
83	DUCT SMOKES-MATERIAL	1,000.00	-	-	-	-	0%	1,000.00
84	DUCT SMOKES-LABOR	1,000.00	-	-	-	-	0%	1,000.00
85								
86	TOTAL	2,673,520.00	2,559,320.00	50,000.00	-	2,609,320.00	98%	64,200.00
87								

38	BUILDING CONTROLS - VALVES	35,000.00	30,000.00	5,000.00	-	35,000.00	100%	-
39	BUILDING CONTROLS WIRING ROUGH-IN LABOR	40,000.00	36,000.00	2,500.00	-	38,500.00	96%	1,500.00
40	BUILDING CONTROLS - VALVE INSTALLATION	15,000.00	-	13,000.00	-	13,000.00	87%	2,000.00
41	BUILDING CONTROLS - PROGRAMING / START-UP	10,000.00	-	5,000.00	-	5,000.00	50%	5,000.00
42	VRF TEMPERATURE CONTROLS ENGINEERING/SUBMITTALS	10,000.00	10,000.00	-	-	10,000.00	100%	-
43	VRF TEMPERATURE CONTROLS ROUGH-IN-MATERIAL	45,000.00	45,000.00	-	-	45,000.00	100%	-
44	VRF TEMPERATURE CONTROLS ROUGH-IN-LABOR	45,000.00	45,000.00	-	-	45,000.00	100%	-
45	VRF TEMPERATURE CONTROLS-PROGRAMMING	15,000.00	-	12,000.00	-	12,000.00	80%	3,000.00
46	VRF UNITS-MATERIAL	120,000.00	120,000.00	-	-	120,000.00	100%	-
47	VRF UNITS-LABOR	55,000.00	55,000.00	-	-	55,000.00	100%	-
48	VRF #9	37,000.00	37,000.00	-	-	37,000.00	100%	-
49	VRF CONDENSING UNITS-MATERIAL	80,000.00	80,000.00	-	-	80,000.00	100%	-
50	VRF CONDENSING UNITS-LABOR	19,000.00	19,000.00	-	-	19,000.00	100%	-
51	DOA/RTU 1 CURBS-MATERIAL	18,000.00	18,000.00	-	-	18,000.00	100%	-
52	DOA/RTU 1 CURBS-LABOR	15,000.00	15,000.00	-	-	15,000.00	100%	-
53	DOA MATERIAL	211,000.00	211,000.00	-	-	211,000.00	100%	-
54	DOA LABOR	20,000.00	20,000.00	-	-	20,000.00	100%	-
55	RTU MATERIAL	111,500.00	111,500.00	-	-	111,500.00	100%	-
56	RTU LABOR	8,300.00	8,300.00	-	-	8,300.00	100%	-
57	PIPE HANGERS-MATERIAL	35,000.00	35,000.00	-	-	35,000.00	100%	-
58	PIPE HANGERS-LABOR	45,000.00	45,000.00	-	-	45,000.00	100%	-
59	REFRIGERANT PIPING-MATERIAL	125,000.00	125,000.00	-	-	125,000.00	100%	-
60	REFRIGERANT PIPING-LABOR	125,000.00	125,000.00	-	-	125,000.00	100%	-
61	DUCTWORK SHOP DRAWINGS	10,000.00	10,000.00	-	-	10,000.00	100%	-
62	DUCT ROOF RAILS/STANDS-MATERIAL	20,000.00	20,000.00	-	-	20,000.00	100%	-
63	DUCT ROOF RAILS/STANDS-LABOR	20,000.00	20,000.00	-	-	20,000.00	100%	-
64	OA INTERIOR DUCTWORK-MATERIAL	80,000.00	80,000.00	-	-	80,000.00	100%	-
65	OA INTERIOR DUCTWORK-LABOR	80,749.00	80,749.00	-	-	80,749.00	100%	-
66	DUCTWORK FOR VRF-MATERIAL	76,000.00	76,000.00	-	-	76,000.00	100%	-
67	DCUTWORK FOR VRF-LABOR	76,000.00	76,000.00	-	-	76,000.00	100%	-
68	DUCTWORK ROOF-MATERIAL	50,000.00	50,000.00	-	-	50,000.00	100%	-
69	DUCTWORK ROOF-LABOR	48,500.00	48,500.00	-	-	48,500.00	100%	-
70	DUCTWORK RTU-2 MATERIAL	10,000.00	10,000.00	-	-	10,000.00	100%	-
71	DUCTWORK RTU-2 LABOR	10,000.00	10,000.00	-	-	10,000.00	100%	-
72								
73	<u>DIVISION 26 - ELECTRICAL</u>							
74	ELECTRICAL DEMO/DISCONNECT-LABOR	10,000.00	9,500.00	500.00	-	10,000.00	100%	-
75	CONDUIT-MATERIAL	20,000.00	20,000.00	-	-	20,000.00	100%	-
76	CONDUIT-LABOR	30,000.00	29,500.00	-	-	29,500.00	98%	500.00
77	POWER WIRING-MATERIAL	40,000.00	39,500.00	-	-	39,500.00	99%	500.00
78	POWER WIRING-LABOR	30,000.00	29,000.00	500.00	-	29,500.00	98%	500.00
79	PANELBOARD-MATERIAL	30,000.00	30,000.00	-	-	30,000.00	100%	-
80	PANELBOARD-LABOR	10,000.00	10,000.00	-	-	10,000.00	100%	-
81								
82	<u>DIVISION 28-ELECTRONIC SAFETY AND SECURITY</u>							
83	DUCT SMOKES-MATERIAL	1,000.00	-	-	-	-	0%	1,000.00
84	DUCT SMOKES-LABOR	1,000.00	-	-	-	-	0%	1,000.00
85								
86	TOTAL	2,673,520.00	2,559,320.00	50,000.00	-	2,609,320.00	98%	64,200.00
87								

88	CHANGE ORDERS							
89	CO#1 - Deduct Construction Managers Allowance	(200,514.00)	(200,514.00)	-	-	(200,514.00)	100%	-
90	CO#2- Electrical IRI	27,932.93	27,932.93	-	-	27,932.93	100%	-
91	CO#3- August 2025 Fireproofing	778.97	778.97	-	-	778.97	100%	-
92								
93								
94	TOTAL CHANGE ORDERS	(171,802.10)	(171,802.10)	-	-	(171,802.10)	0%	-
95								
96								
97	GRAND TOTALS	2,501,717.90	2,387,517.90	50,000.00	-	2,437,517.90	97%	64,200.00



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0669

Agenda Date: 5/11/2026

Agenda #: 3.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve Colliers Invoice #1172396 dated 04.30.2026 in the amount of \$2,696.20 for Juliet Long HVAC Installation.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)

Ledyard CT, Town of
Attn: Matthew Bonin
741 Colonel Ledyard Highway
Ledyard, CT 06339

Invoice : 0001172396
Invoice Date : 4/30/2026

Project : 24012605G
Project Manager: Warrington, Jr., Chuck
Project Name : OPM-Juliet Long HVAC Installation

For Professional Services Rendered Through 4/30/2026

Description of Services:

April 2026

1. Calls with contractor and Donaldson.
2. Prepare invoice packages and update financials for PMBC meeting.
3. Attend PMBC meeting.
4. Site visit to review RTU#2 leaks, follow up email afterwards.

	Fee	Remaining Fee	% Complete	Billings		
				To Date	Previous	Current
Construction Phase	75,000.00	39,193.90	47.74	35,806.10	33,109.90	2,696.20
Procurement Phase	25,000.00	22,970.00	8.12	2,030.00	2,030.00	0.00
OGA Closeout	10,000.00	10,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	5,000.00	3,822.70	23.55	1,177.30	1,177.30	0.00
Subtotal:	115,000.00	75,986.60	33.92	39,013.40	36,317.20	2,696.20
					Current Billings	<u>2,696.20</u>
					Amount Due This Bill	<u>2,696.20</u>

finance.director@ledyardct.org;
 charles.warrington@collierseng.com
 erica.pudvelis@collierseng.com

In accordance with our business terms and conditions, acceptance of this invoice is implied unless Colliers Project Leaders USA NE, LLC is notified by 14 days from the date of this invoice. If timely payment cannot be made due to any discrepancy, please E-mail a brief explanation to Billing@colliersengineering.com and we will reply as soon as possible.
 EFT/ACH PAYMENT INFO: Colliers Engineering & Design, Inc. | JP Morgan Chase | Routing 021000021 | Account# 836759092

PM05 - Construction Phase

Labor

Rate Labor

Class / Employee

Date

Hours

Rate

Amount

Assistant Project Manager

Pudvelis, Erica

	4/2/2026	0.50	114.4000	57.20
Project update with NCI, WD.				
	4/6/2026	1.75	114.4000	200.20
Review and update financials and contingency log. Draft package and project update for PMBC meeting.				
	4/8/2026	1.00	114.4000	114.40
Draft project memorandum and review status.				
	4/9/2026	0.50	114.4000	57.20
Finalize and issue PMBC package.				
	4/13/2026	1.50	114.4000	171.60
JWL site visit, issue field report, review and track open exposures.				
	4/27/2026	0.50	114.4000	57.20
Review PCO and update tracking.				
	4/29/2026	2.00	114.4000	228.80
Attend OAC meeting, issue meeting minutes, update contingency log with project exposures.				

Total Pudvelis, Erica		7.75		886.60
Total Assistant Project Manager		7.75		886.60

Director

Warrington, Jr., Chuck

	4/2/2026	0.50	301.6000	150.80
Call with NCI, Wayne.				
	4/9/2026	2.00	301.6000	603.20
Review of PMBC package. Correspondence with team on startup of VRF system.				
	4/13/2026	1.50	301.6000	452.40
PMBC meeting.				
	4/15/2026	2.00	301.6000	603.20
Site visit to review RTU#2 leaks, emails afterwards.				

Total Warrington, Jr., Chuck		6.00		1,809.60
Total Director		6.00		1,809.60

Total Rate Labor 2,696.20

Total Labor 2,696.20

Total Bill Task: PM05 - Construction Phase 2,696.20

Total Project: 24012605G - OPM-Juliet Long HVAC Installation 2,696.20



TOWN OF LEDYARD

741 Colonel Ledyard
Highway
Ledyard, CT 06339-1511

File #: 26-0679

Agenda Date: 5/11/2026

Agenda #: 4.

FINANCIAL BUSINESS REQUEST (FBR)

Motion/Request:

MOTION to approve AIA Document G701-2017 Change Order Number 004 dated 04.30.2026 in the amount of \$20,450.96 for Juliet W. Long School HVAC Project.

Background:

(type text here)

Department Comment/Recommendation:

(type text here)

Finance Director Comment/Recommendation:

(type text here)

Mayor Comment/Recommendation:

(type text here)



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
2023-121A Juliet W. Long School - HVAC
Project
1854 CT-12
Gales Ferry (Ledyard), CT 06335

CONTRACT INFORMATION:
Contract For: General Construction

Date: 07-23-2025

CHANGE ORDER INFORMATION:
Change Order Number: 004

Date: 04-30-2026

OWNER: *(Name and address)*
Town of Ledyard, CT
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

ARCHITECT: *(Name and address)*
Friar Architecture Inc.
21 Talcott Notch Road
Farmington, CT 06032

CONTRACTOR: *(Name and address)*
The Nutmeg Companies, Inc.
1 Ohio Avenue
Norwich, CT 06360

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Coat roof top duct with a roll on coating per Nutmeg PCO #3 Roof Duct Coating dated 4/1/2026.

The original Contract Sum was	\$	2,673,520.00
The net change by previously authorized Change Orders	\$	(171,802.10)
The Contract Sum prior to this Change Order was	\$	2,501,717.90
The Contract Sum will be increased by this Change Order in the amount of	\$	20,450.96
The new Contract Sum including this Change Order will be	\$	2,522,168.86

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be 11-27-2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*

BY: Scott Mitchell, AIA

(Printed name, title, and license number if required)

Date

CONTRACTOR *(Signature)*

BY: Shayne McAvoy, Operations
Manager

(Printed name and title)

Date

OWNER *(Signature)*

BY: Joe Gush

(Printed name and title)

Date

THE NUTMEG COMPANIES, INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION

DATE: 4/1/2026

CONTRACT TITLE: Juliet W. Long Elementary School - HVAC Renovations
NCI Project No. 2503

PCO #3 Roof Duct Coating

DESCRIPTION OF PROPOSAL: Coat roof top duct with a roll on coating. This subs cost proposal was provided by the Owner, Nutmeg takes no liability for the performance or intent of the product.

1. Materials		\$0.00	
2. Sales Tax on Materials 0 % of line 1	0.00%	\$0.00	
3. Direct Labor		\$0.00	
4. Misc. / Rental Equipment		\$0.00	
5. Sales Tax on Rental Equipment 6.35% of line 4	6.35%	\$0.00	
6. Equipment Ownership and Operating Expenses			
7. SUBTOTAL (add lines 1 - 6)			\$0.00
8. Field Overhead	0.00%		\$0.00
9. SUBTOTAL			\$0.00

Prime Remarks:

SUBCONTRACTOR'S WORK			
10. Subcontractor's work			\$18,479.98
11. Sub-contractors Bond Premium ___% of line 10	0.00%		\$0.00
12. SUBTOTAL			\$18,479.98

Sub's Remarks:

SUMMARY			
13. Prime Contractor's Work (from line 9)		\$0.00	
14. Not used		\$0.00	
15. Prime Cont's Extended Costs @		\$0.00	
16. Sub-contractor's Work (from line 12)		\$18,479.98	
17. Prime Overhead and Profit on Sub. 10% of line 16	10.00%	\$1,848.00	
18. Prime's Overhead 10% of line 13	10.00%	\$0.00	
19. Prime's Profit 10% of line 13	10.00%	\$0.00	
20. SUBTOTAL (add lines 13, 16, 17, 18 and 19)			\$20,327.98
21. Prime Cont.'s Bond Premium	0.605%	\$122.98	
22. TOTAL COST (Add Lines 20 & 21)			\$20,450.96

Estimated time extension and justification:

Prime Contractor Name: THE NUTMEG COMPANIES, INC.

Michael Gawendo - PROJECT MANAGER

Date: 4/1/2026

Change Order Request

Juliet Long School - Roof Replacement and Photovolt

Gold Seal Roofing, LLC
95 Bysiewicz Dr

Middletown, CT 06457



To: Wayne Donaldson
Attention: Director of Facilities
Ledyard Public Schools
wdonaldson@ledyard.net

COR #: 0011
Revision: 00
Date: 1/23/2026
Author: Matt Roberts

Reason Requested Pricing for Roof Top HVAC Protection

Description: COR#11 - HVAC Ductwork Coating

Detailed Description This change order is for additional coating and detailing required to properly seal & waterproof exposed HVAC ductwork. The purpose is to ensure the mechanical & equipment remains watertight and to protect the mechanical components and building interior from potential water intrusion.

Scope of work:

1. Wipe clean with weathered membrane cleaner and degrease any areas that need it
2. Patch all holes with 4" or 6" Unibond Tape and apply to all ductwork transitions/connections joints
3. Mix properly and apply LiquiTec flashing (white) with a roller and brush over the unibond at the transitions, holes, connections and edges at 2gal/sq.
4. Using painters tape, apply a minimum of 4" on the side of the ductwork to create a clean line and minimize dripping/running.
5. Mix properly and apply LiquiTec flashing (Gray) over all everything and to the top of the aluminum ductwork cover at 2gal/sq.

Change Order Request

Juliet Long School - Roof Replacement and Photovolt

Gold Seal Roofing, LLC
95 Bysiewicz Dr

Middletown, CT 06457

GOLDSEAL ROOFING
LLC
COMMERCIAL ROOFING & SHEETMETAL
860-484-8430 www.gsroofs.com

SUMMARY ITEM CO

Description	Quantity	Cost / Unit	Unit Type	Subtotal
Labor	90	\$92.78	Per Hour	\$8,350.20
Material & Equipment	1	\$7,400.00	Total	\$7,400.00
Subtotal				\$15,750.20

CHANGE ORDER REQUEST SUMMARY

Total:		\$15,750.20
Overhead %:	10	\$1,575.02
Warranty %:	0	\$0.00
Markup %:	5	\$787.51
Bond %:	2	\$362.25
Grand Total:		\$18,474.98

No need to coat





Coat top of lower duct- Included in Total