

## Town of Ledyard Announcement

### HVAC Upgrade - Juliet W. Long School and Various School Improvement Projects

Special Town Meeting – May 12, 2025  
Referendum – May 20, 2025

**A Special Town Meeting will be held on Monday, May 12, 2025 at 6:30 p.m.** in the Council Chambers, 741 Colonel Ledyard Highway, to consider a Resolution adopted by the Town Council on April 16, 2025 to increase the borrowing authorization for various school improvement projects. This Special Town Meeting will Adjourn to Referendum on the voting machines at the Town Hall Lower Level, Registrar's Office, 741 Colonel Ledyard Highway, on **Tuesday, May 20, 2025 between the hours of 6:00 a.m. p.m. and 8:00 p.m.** to vote on the following:

“SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,250,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$9,800,000) FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”

#### **Background**

At the February 22, 2022 Referendum the townspeople approved a *“Resolution Appropriating and Authorizing the Issuance of Bonds in the amount of \$6,725,000 for Various School Improvement Projects”*.

The \$6,725,000 authorization included the following Board of Education Projects: the replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry School; and electrical and **HVAC upgrades at Juliet W. Long School**, which was originally designed as a so-called “split system”.

To meet the State's updated requirements to receive Grant Funding for the Juliet W. Long School HVAC upgrades the system had to be redesigned from a split system to a full air conditioning system with outdoor CO2 monitoring, outdoor intake. The estimated cost for the redesigned HVAC System was \$2,225,000.

Because the new HVAC design for the Juliet W. Long School would cost \$1,825,000 more than the amount that was included in the original \$6,725,000 authorization (previously approved in 2022); at the October 17, 2023 Referendum the townspeople approved to increase the authorization by an \$1,825,000 bringing the total funding authorization to \$8,550,000 to pay for all of these School(s) Improvement Projects.

The Permanent Municipal Building Committee (PMBC) then issued a Bid for the design specifications of the HVAC System. Friar Architecture, Inc. was hired and began work on project design. Upon completion of the project design and specifications by Friar Architecture, the PMBC issued a Bid for the construction of the project. On January 8, 2025 the PMBC received one bid for project construction in the amount of \$3.6 million, well over the construction budget allocated. To try to reduce costs Permanent Municipal Building Committee Chairman Joe Gush and Board of Education Director of Facilities & Grounds Wayne Donaldson met with the Engineer and the Architect in Farmington, Connecticut to see if the design could be modified to lower the cost.

The Permanent Municipal Building Committee later received feedback as to why only one bid was received with contractors stating one summer was not a sufficient amount of time to complete the

project. The PMBC Chairman and BOE Director of Facilities and Grounds worked with Friar Architecture Inc to modify the bid specifications to allow for additional options for acceptable materials for the project as well as the ability to complete the project over the summers of 2025 and 2026; and to work during school holidays and breaks, with limited work while school was in session.

With the second solicitation of Bids, the town received the required three bids, in accordance with Ordinance #200-001 "*A Purchasing Ordinance for the Town of Ledyard*", with Nutmeg Companies Inc as the low bid at \$2,673,520. Based upon this bid result, the total revised cost estimate provided by Friar Architecture for the project was \$3,362,656. Additional costs beyond that were added for bonding and insurance resulting in a revised estimated budget of \$3,475,000.

The State has provided a one-year extension for the Juliet W. Long School HVAC Project, which would now need to be completed by December 31, 2026 for the town to be eligible to receive 61.78% grant reimbursement. It should be noted that grant eligibility was only for a cost of up to \$2,225,000. Any costs over/above \$2,225,000 would not be eligible for the grant reimbursement, and the Town would be responsible for those costs.

Nutmeg Companies, Inc., has indicated that if work is able to begin this summer, work could be completed sometime in November, 2025, because the System was designed as a heat pump system which would supplement or replace the existing boilers; and that they anticipate having functional air conditioning before the end of the school year for those hot days in May (2026). However, if they are not able to commence the HVAC Project this summer (2025), escalation costs may result in the need for additional funding.

The PMBC has requested a supplemental authorization in the amount of \$1,250,000 (bringing the total requested bond authorization to \$9,800,000 of which \$5,282,190 is expected for State Grant reimbursement) to be presented to the townspeople at the **May 20, 2025 Annual Budget Referendum**, in an effort to get this project underway at the end of this school year (2025); and to completion.

Please join us at the "Special Town Meeting" on Monday, May 12, 2025 at 6:30 pm to learn more about this project:

Attend In-Person: at the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard, Connecticut

Join Remotely via Zoom:

Zoom <https://us06web.zoom.us/j/89828041846?pwd=55NUbF7GikcnhMJhLvnxAaCOcqakPo.1> or by audio only telephone **1-646- 558-8656**; Meeting ID: **898 2804 1846**; Passcode: **767185**

For a full list of documents pertaining to the project please click the following link:

[TOWN OF LEDYARD - File #: 25-1823](#)

For Absentee Ballot Information please contact the Town Clerk's Office at telephone: (860) 464- 3257