CHANGE ORDER SUMMARY FORM

Colliers
Project Leaders

Town of Ledyard

Juliet W. Long HVAC Improvements

Change Order Packet

7/1/26

Change Orders

Description	Number	Date	Amount
CO #5 - Replace metal panel fill with glass block in gym wall above roof to replace area where exhaust ducts are currently located. CREDIT CHANGE ORDER	5	06/22/26	$ (4,968.52)
CO #6 - Add new bypass & modulating control valve on short wing (north wing) pumping circuit and tie into new BMS.	6	06/22/26	$ 9,094.10
		Totals	$ 4,125.58

NOTE:
Where discrepancies exist between amount shown on cover sheet and the actual invoice, the invoice shall govern.

Owners Approval

Joe Gush	Chair - PMBC	Date
Name	**Title**	**Date**

Colliers Approval

7/1/2026

Charles Warrington	Regional Director	Date

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
2023-121A Juliet W. Long School - HVAC Project 1854 CT-12 Gales Ferry (Ledyard), CT 06335	Contract For: General Construction Date: 07-23-2025	Change Order Number: 005 Date: 06-22-2026
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
Town of Ledyard, CT 741 Colonel Ledyard Highway Ledyard, CT 06339-1511	Friar Architecture Inc. 21 Talcott Notch Road Farmington, CT 06032	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.)
Per Nutmeg Companies, Inc. PCO #04 Credit for metal panel infill, install glass block at GYM. Dated 6/18/2026, credit metal panel material and labor for louver infills, and provide glass block infill per SKA-02.

The original Contract Sum was	$	2,673,520.00
The net change by previously authorized Change Orders	$	(151,351.14)
The Contract Sum prior to this Change Order was	$	2,522,168.86
The Contract Sum will be decreased by this Change Order in the amount of	$	4,968.52
The new Contract Sum including this Change Order will be	$	2,517,200.34

The Contract Time will be unchanged by Zero (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)*	CONTRACTOR *(Signature)*	OWNER *(Signature)*
BY: Scott Mitchell, AIA	BY: Shayne McAvoy, Operations Manager	BY: Joe Gush
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
6/22/2026	6/22/26	
Date	*Date*	*Date*

THE NUTMEG COMPANIES,INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION

DATE: 6/18/2026

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

PCO #4 - Credit for metal panel infill, install glass block at GYM

DESCRIPTION OF PROPOSAL: in lieu of providing metal panel infill at the removed GYM louver and hood we propose a credit to infill the openign with Glass Block

1. Materials		($3,000.00)	
2. Sales Tax on Materials 0 % of line 1	0.00%	$0.00	
3. Direct Labor		($7,263.52)	
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)			-$10,263.52
8. Field Overhead	0.00%		$0.00
9. SUBTOTAL			

Prime Remarks:

SUBCONTRACTOR'S WORK			
10. Subcontractor's work			$5,295.00
11.Sub-contactors Bond Premium ___% of line 10	0.00%		$0.00
12.SUBTOTAL			$5,295.00

Sub's Remarks:

SUMMARY			
13. Prime Contractor's Work (from line 9)		($10,263.52)	
14. Not used		$0.00	
15. Prime Cont's Extended Costs @		$0.00	
16. Sub-contractor's Work (from line 12)		$5,295.00	
17. Prime Overhead and Profit on Sub. 10% of line 16	0.00%	$0.00	
18. Prime's Overhead 10% of line 13	0.00%	$0.00	
19. Prime's Profit 10% of line 13	0.00%	$0.00	
20. SUBTOTAL (add lines 13, 16, 17, 18 and 19)			($4,968.52)
21. Prime Cont.'s Bond Premium	0.605%		
22. TOTAL COST (Add Lines 20 & 21)			($4,968.52)

Estimated time extension and justification:

Prime Contractor Name: **THE NUTMEG COMPANIES, INC.**

Michael Gawendo - PROJECT MANAGER **Date:** **6/18/2026**

DATE: 6/18/2026

DESCRIPTION OF PROPOSAL: Infill existing framed louver openings at the gym with glass block.

		Material			Labor				
QTY	DESCRIPTION	Unit	UNIT COST MATERIAL	TOTAL COST MATERIAL	UNIT HRS.	LABOR RATE	LABOR DOLLARS	Subcontractor	MISC. & RENTAL
1	Metal Panels	1	ls	-$3,000.00	(88.00)	$82.54	($7,263.52)		
	Dexter Mason - Glass Block							$5,295.00	
	Totals			-$3,000.00			($7,263.52)	$5,295.00	$0.00

Outlook

Re: Juliet W Long - Glass block infill at Gymnasium - SK-02

From Bruce Dexter <bdexter@bwdexter.com>
Date Wed 4/29/2026 11:08 AM
To Mike Gawendo <MGawendo@nutmegcompanies.com>; kdexter <kdexter@bwdexter.com>

Good morning.

The Price for the system complete is $5,295.00.

Thanks,

Bruce W. Dexter II
Dexter Masonry
bdexter@bwdexter.com
860-428-9909

From: Mike Gawendo <MGawendo@nutmegcompanies.com>
Sent: Tuesday, April 28, 2026 4:21 PM
To: Bruce Dexter <bdexter@bwdexter.com>; Kennedy Dexter <kdexter@bwdexter.com>
Subject: Re: Juliet W Long - Glass block infill at Gymnasium - SK-02

Bruce , do you have this quote?

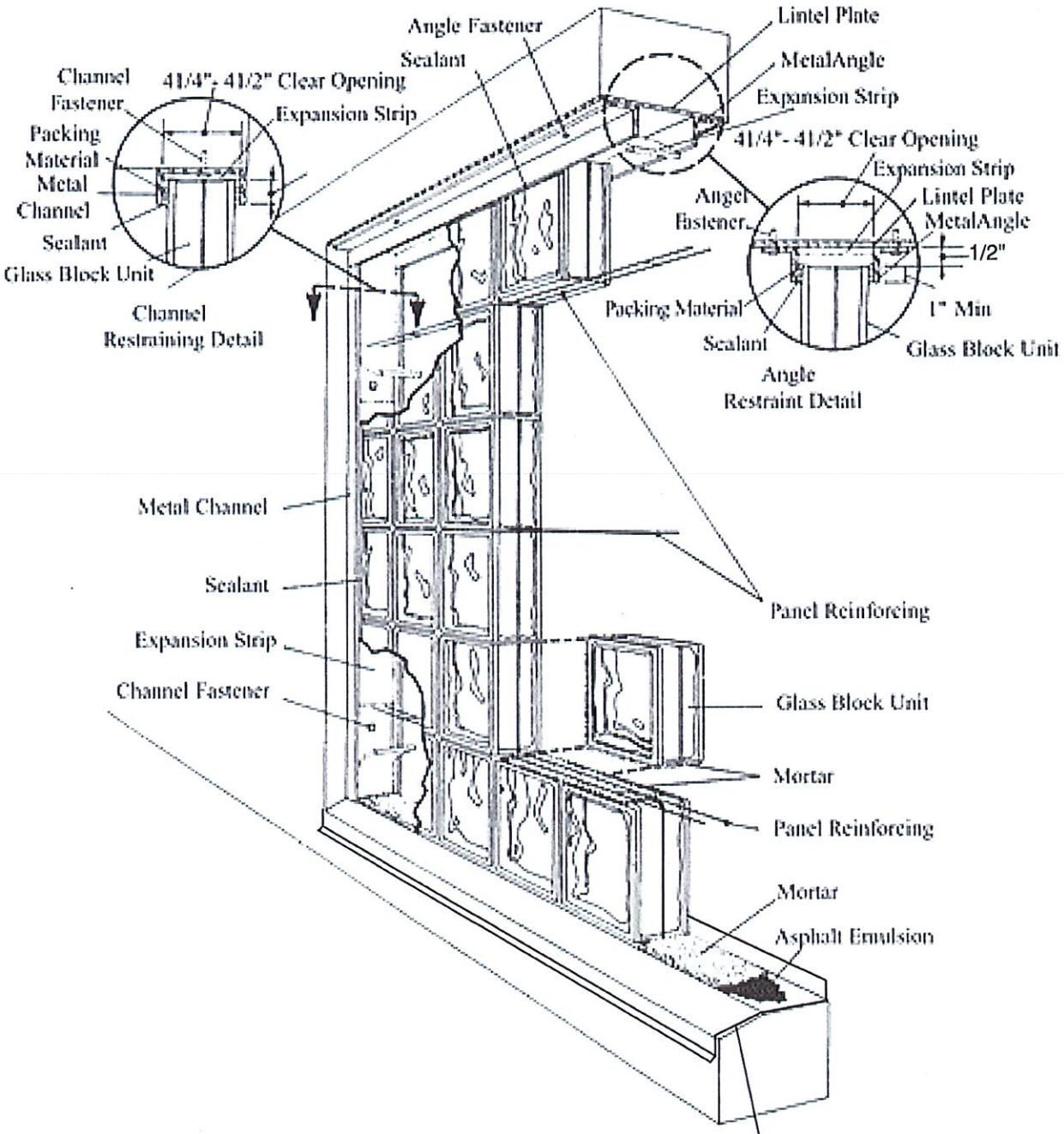
Get Outlook for iOS

From: Bruce Dexter <bdexter@bwdexter.com>
Sent: Monday, April 6, 2026 3:43:42 PM
To: Mike Gawendo <MGawendo@nutmegcompanies.com>; kdexter <kdexter@bwdexter.com>
Subject: Re: Juliet W Long - Glass block infill at Gymnasium - SK-02

Awaiting pricing from the supplier now.

Bruce W. Dexter II
Dexter Masonry
bdexter@bwdexter.com
860-428-9909

From: Mike Gawendo <MGawendo@nutmegcompanies.com>
Sent: Monday, April 6, 2026 1:10 PM



Provide stainless steel thru-flashing with drip edge and end-dams with 1/2" min. vertical leg on interior face. Flashing to be set in bed of sealant or asphalt emulsion.

FRIAR architecture interior design master planning 21 Talcott Notch Road Farmington, CT 06032 friar.com 860.678.1291	STATE PROJECT NUMBER 2023-121A JULIET W. LONG SCHOOL HVAC REPLACEMENT 1854 CT-12, GALES FERRY, CT 06335	GLASS BLOCK INFILL @ EXISTING GYP OPENING	DATE: 3/19/2026 REV. -	SHEET NO. SKA-02

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
2023-121A Juliet W. Long School - HVAC Project 1854 CT-12 Gales Ferry (Ledyard), CT 06335	Contract For: General Construction Date: 07-23-2025	Change Order Number: 006 Date: 06-22-2026
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
Town of Ledyard, CT 741 Colonel Ledyard Highway Ledyard, CT 06339-1511	Friar Architecture Inc. 21 Talcott Notch Road Farmington, CT 06032	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.)
Per Nutmeg Companies, Inc. PCO #005, provide bypass valve per RFI #008 Heating Water Circulation.

The original Contract Sum was	$	2,673,520.00
The net change by previously authorized Change Orders	$	(156,319.66)
The Contract Sum prior to this Change Order was	$	2,517,200.34
The Contract Sum will be increased by this Change Order in the amount of	$	9,094.10
The new Contract Sum including this Change Order will be	$	2,526,294.44

The Contract Time will be unchanged by Zero (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)*	CONTRACTOR *(Signature)*	OWNER *(Signature)*
BY: Scott Mitchell, AIA *(Printed name, title, and license number if required)*	BY: Shayne McAvoy, Operations Manager *(Printed name and title)*	BY: Joe Gush *(Printed name and title)*
6/22/2026 *Date*	6/22/26 *Date*	*Date*

THE NUTMEG COMPANIES,INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION

DATE: 6/18/2026

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

PCO #5 RFI #008 Bypass Valve

DESCRIPTION OF PROPOSAL: Per RFI #008 provide a modulating bypass valve and programing/control for the short wing

1. Materials		$1,500.00	
2. Sales Tax on Materials 0 % of line 1	0.00%	$0.00	
3. Direct Labor		$3,138.24	
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)			$4,638.24
8. Field Overhead	0.00%		$0.00
9. SUBTOTAL			$4,638.24

Prime Remarks:

SUBCONTRACTOR'S WORK			
10. Subcontractor's work			$3,157.75
11.Sub-contactors Bond Premium ___% of line 10	0.00%		$0.00
12.SUBTOTAL			$3,157.75

Sub's Remarks:

SUMMARY			
13. Prime Contractor's Work (from line 9)		$4,638.24	
14. Not used		$0.00	
15. Prime Cont's Extended Costs @		$0.00	
16. Sub-contractor's Work (from line 12)		$3,157.75	
17. Prime Overhead and Profit on Sub. 10% of line 16	10.00%	$315.78	
18. Prime's Overhead 10% of line 13	10.00%	$463.82	
19. Prime's Profit 10% of line 13	10.00%	$463.82	
20. SUBTOTAL (add lines 13, 16, 17, 18 and 19)			$9,039.41
21. Prime Cont.'s Bond Premium	0.605%	$54.69	
22. TOTAL COST (Add Lines 20 & 21)			$9,094.10

Estimated time extension and justification:

Prime Contractor Name: **THE NUTMEG COMPANIES, INC.**

Michael Gawendo - PROJECT MANAGER **Date:** **6/18/2026**

DATE: 6/18/2026

DESCRIPTION OF PROPOSAL: RFI #008 Bypass Valve

		Material			Labor				
QTY	DESCRIPTION	Unit	UNIT COST MATERIAL	TOTAL COST MATERIAL	UNIT HRS.	LABOR RATE	LABOR DOLLARS	Subcontractor	MISC. & RENTAL
	Piping, cut in tee's & isoolation valve, pipe bypass	1	$1,500.00	$1,500.00	32.00	$98.07	$3,138.24		
	Trane Controls							$3,157.75	
	Totals			$1,500.00			$3,138.24	$3,157.75	$0.00

PROPOSAL CHANGE ORDER #1

FROM: Trane
716 Brook Street, Suite 130
Rocky Hill, CT 06067

TO: NUTMEG COMPANIES INC
OHIO AVENUE Norwich CT 06360
Mike Gawendo

DATE: 3/4/2026

CHANGE TITLE: HW by-pass valve add

1 Att: **Job Name:** Juliet Long School DOAS RTU & Controls

CONTRACT NO. 2503-006

DESCRIPTION OF CHANGE: Add for one Hot Water by-pass valve on short wing based on RFI directive #008 3/2/26. The Material and labor cost.

Excludes all piping and installation of valve and required tapes .

Labor:				
	Trane Programming Hours.	1	$275.00	$275.00
	Trane Commisioning Hours.			$0.00
	Trane Graphics	1	$150.00	$150.00
Subcontractor:				
	Electrical			$1,200.00
Material:				
	2"-2way Mod Valve	1	665	$665.00
	1 DP control	1	350	$350.00
	1 CTRL XM	1	250	$250.00
Overhead & Profit- Material			10%	$126.50
Overhead & Profit- Labor			5%	$21.25
Subcontractor			10%	$120.00

TOTAL VALUE THIS CHANGE ORDER: $ 3,157.75

ACCEPTANCE:

Trane U.S., Inc.

By: _____ **By:** _____

Date: _____ **Date:** _____

****NOTE: This Change Order becomes part of the original contract agreement and the terms and conditions of the original contract agreement remain unchanged.**

The Nutmeg Companies, Inc.
1 Ohio Ave
Norwich, CT 06360
Ph: 860-823-1780

RFI

Contract #: 072-001
RFI # 008
NCI Job # 2503
Date: 2/25/26
Job Name: Juliet W. Long Elementary School HVAC Replacement

To: Town of Ledyard, CT
Subject: Heating Water Circulation

Question:

See attached e-mail form Wayne D. / Jon P. regarding the existing pumps.

To add: Other than the 2- three way valves that appear to blend the boiler supply with return water before the pumps all other control valves found in the building are 2 way valves.

The hallway unit heaters have no control valves, water can circulate thru the coil 100% of the time, the T-stat just enables the blower fan to run when there is a call for heat. Also there is a hallway unit heater in the short wing roughly located outside of classroom 24 not identified on the drawing

The single bypass valve at the pumps appears to only be for the Long wing (depending on valving), the short wing does not have a separate bypass. If the valves that interconnect the long and short wings are normally closed there is no bypass for the short wing. (see attached picture)

with heat pump heating added to the building, heating hot water loads may be significantly reduced at times, Is the current system able to operate in those conditions.

Please advise if there are any changes necessary to the valves, piping or pumps

Proposed Solution:

Add new 2" bypass & modulating control valve on the short wing pumping circuit which willbe controlled
by new DP sensor (same as long wing). Jon Petersen - VZHS 3/2/26

Answer:

Answered By: **Date:**

Outlook

Re: Questions

From JON PETERSEN <jonpetersen@sbcglobal.net>

Date Thu 1/22/2026 6:41 AM

To Scott Mitchell <smm@friar.com>; Wayne Donaldson <wdonaldson@ledyard.net>; Scott Madigan <smadigan@vanzelm.com>; Mike Gawendo <MGawendo@nutmegcompanies.com>; Sean Hayes <sean@catalystcx.com>; Sean P. McKenna <smckenna@vanzelm.com>

Wayne, I am on vacation now but I can give you a preliminary response. Happy to talk to your contractor when he returns.
1 - We do show flow switches on the boilers. So during enable, we start pumps, flow switch proves before we fire. I will just need to check that sequence.
2 - Unit vents are not really vents any more because they are in recirc mode so freeze protection is not a concern but if they are 3-way valves, I think we should replace with 3-way from a flow standpoint. I believe all of the radiation valves we are replacing are 2-way so it is good to have some 3-way valves for bypass in a constant volume system.

3- Hot water temp Should be much higher. Just need to relay that to controls contractor.

4 - # of 3-way valves. There is a 3way mixing valve at each boiler. The 3rd valve is a 2-way valve for bypass based on DP. This was really just trying to maintain the controls that exist today but from a new BMS system.

Thanks
Jon

On Wednesday, January 21, 2026 at 02:34:54 PM EST, Wayne Donaldson <wdonaldson@ledyard.net> wrote:

Jon I had my HVAC contractor look over the plans and he had a couple of concerns or questions. He will be the one that eventually does any of the major work on the system.

He did not see anything and wanted to be sure that before the boilers come on that there is proof that the pumps are running. Concern is that if the boilers come on before the pumps it could lead to thermal shock to the boilers.

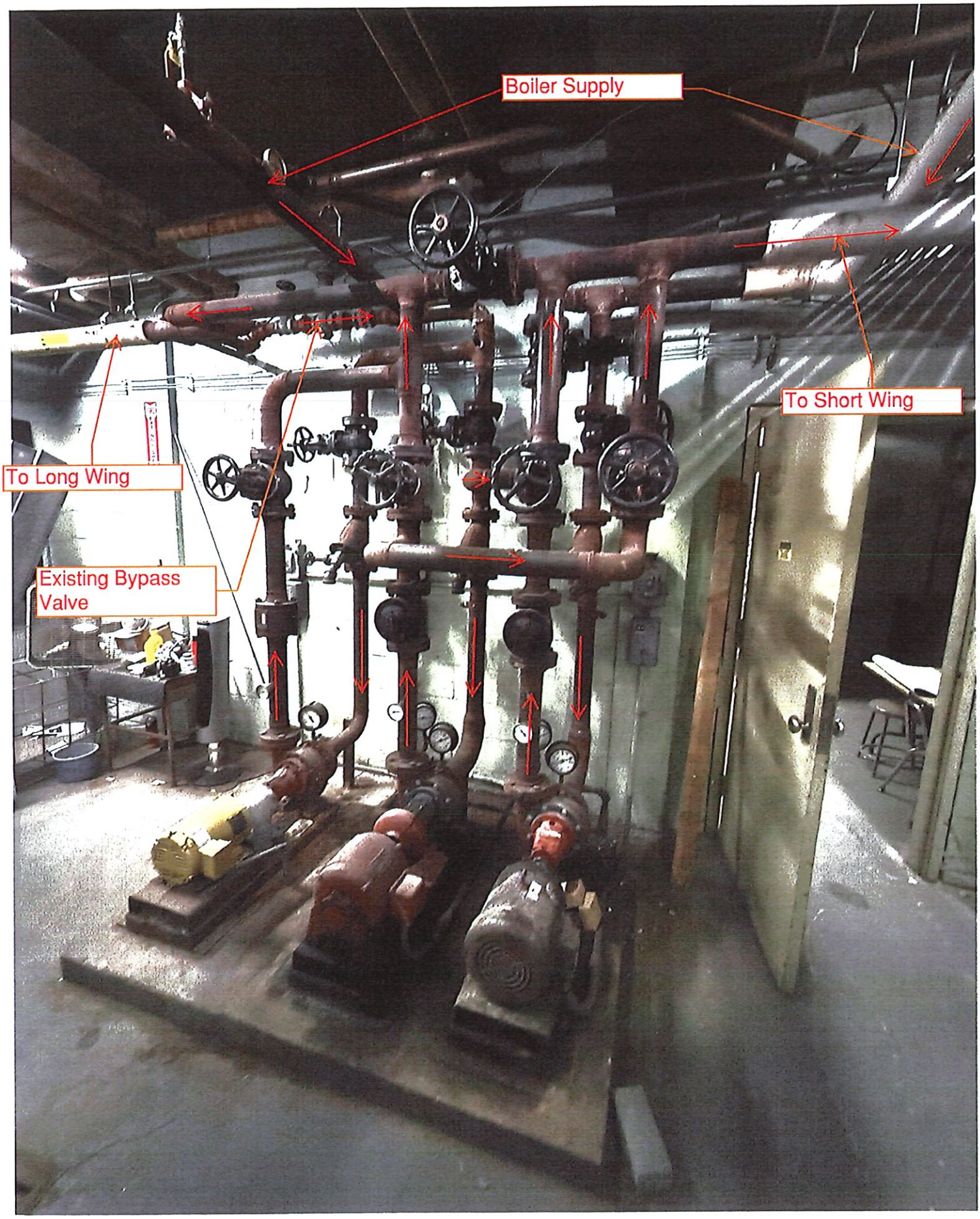
Unit Ventilators The existing have a 3 way valve to prevent freezing in extreme cold weather it looks like the new design is a 2 way valve. On a related note the spec valve is an electric return in fail safe mode to open or non mechanical. He believes this is the current standard but he is old school and always looks for a spring loaded or similar failsafe.

The drawing that I gave him did not show VFD's on the three pumps I was pretty sure we discussed there were at the controls meeting. Either way I don't care but he had some concerns with the constant pump volume if they were not adjusted in some fashion.

He has concerns about the 120 degree mixing temp. We discussed this in the controls meeting and I thought it was too low. He has concerns it is not high enough to prevent condensing in the boiler.

The plan showed 3 mixing valves yet we could only find 2 in the boiler room. There is a pneumatic pressure reducing valve that he did not see on the drawing.

Again he did not want to imply criticism or any disrespect and these items might have been covered in the spec books and we were only going off the Trane control diagrams and sequences.


Boiler Supply
To Short Wing
To Long Wing
Existing Bypass Valve