



Project Leaders

A Division of Colliers Engineering & Design

Memorandum

Date: April 9, 2026

Subject: JWLV HVAC Upgrades Project Update

Dear Chairman Gush:

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

The VRF (variable refrigerant flow) system start-up began on April 3, 2026, with a test of all four systems. Three of the four started up with no issues. One was missing the power connection and will be addressed and fixed on Monday, April 13, 2026, during the spring break. NCI will be on site Spring Break week to start up the last VRF, and any DOASs/RTUs (Dedicated Outside Air Supply, Roof Top Units) as time allows.

There are ongoing discussions about shutting the existing hydronic heating system (boilers) down to install the new control valves. This would require reliance on the VRF system for the remainder of the heating season. CPL does not recommend this approach and suggests this wait until summer. Existing ductwork cleaning is also scheduled to occur during the Spring Break period.

There was a mention of concern from the district about preserving the roof warranty and as such Nutmeg is working with their subcontractor to draft a PCO for an additional wearing pad to be placed under the ductwork footing supports.

The project is trending below budget by an estimated amount of \$523,000. We are earmarking approximately \$24,000 to be returned by Nutmeg for unused allowances. We are estimating the additional owner requests for Roof Duct Coatings and additional Roof Wearing Pads to be in the range of \$25,000. The \$523,000 projected savings accounts for these items.

Catalyst Commissioning Group has been engaged in the project as well providing prefunctional startup lists to the contractor. Full commissioning is anticipated this summer.

This is anticipated to occur between July – August 2026.

Sincerely,

Erica Pudvelis
Owner's Project Manager