



Facilities Department

Cultivating the Brilliance in Each Student

Executive Director of Operations - Marco Gaylord.
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Facilities Report **May 12th, 2026 - Board Meeting**

Elementary Schools Updates:

- Continue modifications and adjustments made to district heating systems.
- The Bielefeld roof leak over room 22 is repaired.
- Bieldfield kitchen door jam needs to be replaced. This will be done during the summer when funds are available.
- Spencer Schools' roof leaks on the east end of the building continue to be addressed.
- Keigwin/Macdonough Auditorium Chairs are on order and will be replaced in early summer.
- Keigwin's outside lights were repaired by digging a trench and providing new wire connections to the building. During the process, we added new lights and an outside PA speaker for the playground area.
- Lawrence safety lights were replaced in the cafe, gym, and north hallway to LED safety lights per Fire Marshall request. The remainder of the building will be done after July 1st.
- The Lawrence photo-eye sensor for outdoor lighting was repaired.
- Lawrence's storage shed roof was replaced and reshingled.
- A new A/C window unit was wired and installed in the conference room at Spencer School.
- Installed a water diverter for the Spencer Gym interior roof drain.
- A temporary oil tank was installed at Moody Elementary School in accordance with CT DEEP-mandated requirements.
- Finalizing schedule for Moody School oil tank removal and installation of a new above-ground tank.
- Ongoing fulfillment of routine maintenance/service requests.
- District Radio repairs and replacement are ongoing.

Beman Middle School Updates:

- Vape Sensors installation is complete. Adding sensors to the district platform will be completed by May 8th.
- A vape sensor in the first-floor green pod was repaired due to vandalism.
- The supply air fan motor for the green pod failed. The new motor installation is complete.
- Continue modifications and adjustments made to district heating systems.
- Beman Parking lights were repaired.
- The Beman gym bleacher automatic system and controls were rewired and repaired.
- Beman Mid-Year Security Audit is complete.

Middletown High School Updates:

- Middletown High School PAC electronic wench for the acoustic shell is temporarily repaired, but will need a new control module and required inspection of mechanical and control systems - estimated cost of 45k. This repair is currently not scheduled.
- The High School Generator was repaired with no interruptions.
- The MHS fuel cell is being repaired by Doosan. Repairs are expected to take two weeks. There is no cost for the repairs. Electricity cost during repairs is being purchased through Eversource.
- MHS Main Gym Floor needs to be resurfaced (est. cost 60K). This is currently not scheduled for Summer 2026.
- Modifications and adjustments continue to be made to district heating systems.
- Honeywell BMS System needs to be upgraded to the 2025 EBI software. 60K This is currently not scheduled.

Maintenance Shop Update

- The Maintenance Shop boiler is constantly leaking - an estimated repair quote is forthcoming.
- The 2012 Chevy 3500 Plow/sander wheel bearing failed, and the drive shaft needs to be replaced. (est. cost 55K)
- The MHS Kabota brush needs to be replaced due to age.
- Continue maintenance of all school and athletic grounds.



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Moody School Oil Tank

Westfield Fire Marshall submitted a letter stating that he reviewed and approved the above-ground oil tank location and plan. The next step is to get approval for funding, followed by getting a signed contract with the vendor by the June 1st deadline, which will need to be submitted to CTDEEP. Phase two is to remove and replace the in-ground tank with a new tank above ground tank by the required July 31st deadline.

Macdonough Building Committee Update

The Macdonough Building Committee recently voted to continue with TSKP Studios for Phases II and III of the project. The pre-bid meeting for the project construction manager will be held on Tuesday, May 12th at 10:00 AM in the council chambers.

IAQ Update

Stefan Butler, Indoor Air Quality Coordinator, and the committee met on April 29th. Attorney Sarah Ketterman attended the meeting to review state requirements and review next steps with annual IAQ inspections and the HVAC assessment five-year cycle. The next meeting is on Wednesday, May 20, 2026.

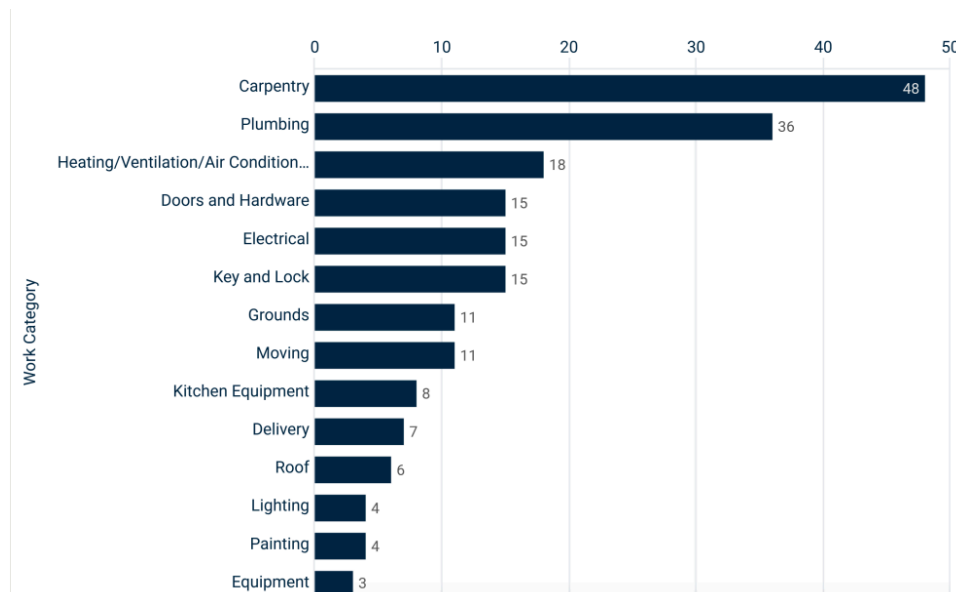
Custodial Update

The Facilities Department is finalizing a comprehensive summer cleaning schedule around city and district camps and activities. The department is also developing a prioritized maintenance and repair timeline for the district. These efforts focus on deep-cleaning high-traffic areas and addressing essential infrastructure upgrades and repairs.

Work Order Asset Essential Update

The District Maintenance Department remains dedicated to consistently fulfilling work orders while prioritizing clear, timely communication. We have implemented streamlined processes to ensure that every work request is met with proactive status updates, keeping staff and administrators informed from submission to completion.

Work Orders Completed in the Month of April





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Capital Projects

Farm Hill School: Roof and Solar Project

The Farm Hill School Roof and Solar Project has reached completion. The project is still waiting for Eversource to move into the commissioning phase and to activate the system.

Snow School: Roof Project

The Snow School Roof project completed the installation of permanent roof ladders and the completion of several minor finishing tasks. Additionally, the district is still waiting for an update from Silver Petrucelli, who is in negotiations with the contractor regarding restitution for cleaning and repairs made before the start of school. Silver Petrucelli is in conversations with the contractor and hopes to have a resolution by the committee's May 21st meeting.

Wesley School and Spencer School Roof Update

Request for Qualifications (RFQ) to select the most qualified Architect/Engineer. A draft of the RFQ was presented to the March 19th committee meeting. The next step is to review and make any necessary changes before posting. Funding for the hiring of an architect has not been solidified.

Keigwin School Project

Middletown Public Schools (MPS) has received state approval for school enhancement projects. The authorized scope of work includes asbestos abatement and flooring replacement within the first-floor hallways and cafeteria, the integration of Building Management System (BMS) controls for designated HVAC units, replacement of three HVAC Units, and the installation of air conditioning in the cafeteria. The building committee will be presented with the RFQ for an Architect/Engineer Firm to construct the drawings and specifications for the project at the May 21st committee meeting.

Facilities Committee

The facilities committee will have its next meeting on **Wednesday, June 17th @ 5:30 PM**. The meeting will take place at Central Office in Conference Room B.



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Bielefeld roof ^ →



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Bielefield kitchen door jam ^^





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Lawrence school shed →



Middletown High School fuel cell

