



Facilities Department

Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
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Facilities Report

October 13th, 2026 - Board Meeting

Elementary Schools Updates:

- Continue modifications and adjustments made to district HVAC systems.
- Performed IAQ inspections
- UCONN delivered IAQ DIY filters, equipment, and fans to Bielefield, Farm Hill, Spencer, Keigwin, Moody, and Snow schools.
- Spencer School gutters were cleaned and repaired.
- Installed concrete sign holders at Spencer School.
- Repaired and replaced locks on cabinets at Moody Room 20.
- Replaced toilets at Snow School gym toilets.
- Toilets in rooms 9 and 10 at Moody were repaired.
- Room 8 sink at Moody was repaired.
- Kitchen faucets at Wesley School Kitchen were repaired.
- The kitchen door at Snow School was repaired.
- Spencer School dishwasher was repaired.
- Moody School nurse's office door was repaired.
- Spencer School continued roof repairs as needed.
- Spencer Room 17 air vent repaired.
- Snow School handrail on the staircase to the bridge to the cafe was repaired.
- Repaired toilet leak in the second-floor girls' bathroom.
- Replaced all air filters at all elementary schools.
- Installed an A/C unit in Farm Hill Classroom 22
- Installed A/C units in two preschool classrooms at Bielefield.
- After the IAQ complaint at Bielefield, the following rooms, 24, 25, 26, 27, 28, 29, and the Library, were professionally treated. A reminder to building administration and custodians on protocols for treating spills in the classroom was reviewed.
- Keigwin/Macdonough Auditorium Chair project is complete.
- Repaired roof leaks at Spencer Gym. Due to the ongoing issues with the roof, a weekly schedule to check the roof is now in place.
- Spencer School chimney needs to be repointed and repaired. Estimated cost is 20K
- Installed new wall fans at Bielefield, Snow, and Moody classrooms.
- All Lawrence, Wesley, Farm Hill, and Bielefield safety lights were replaced with new LED lights and battery backup. Work performed per Fire Marshall requirement.
- The new above-ground Moody School oil tank is expected to be completed by November 11th.
- The outdoor painting project at Lawrence has begun with the hope to be completed by the end of October.
- Outdoor trim work on Lawrence exterior is being completed alongside ongoing painting.
- A camera replacement project at Keigwin is underway.
- Bielefeld boiler repairs completed.

Beman Middle School Updates:

- Removed trees in the bus runway.
- Hot water tank issues were repaired. The hot water was too hot.
- Walk-in freezer repaired.
- Performed IAQ inspections
- Electrical outlet in custodial area repaired
- Continued modifications and adjustments were made to district A/C systems.
- Beman Nursing Office exit repaired and awaiting new outside railing installation.



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Middletown High School Updates:

- Middletown High School PAC electronic wench for the acoustic shell was repaired. There is a possible issue with control systems that might need to be replaced. The technician continues to troubleshoot the issue and will have an update soon.
- Repaired toilets in second-floor gender-neutral bathrooms.
- Removed dead trees in the bus loop.
- Performed IAQ inspections
- Handicapped bathroom stall on the 3rd floor south bathroom was repaired.
- Kiegwin Field Power project work. Our electrician is working with Eversource to get power to Vo-Ag buildings at the field.
- A camera replacement project is underway.
- Concrete sidewalk repairs completed on the north side of the building/bus loop.

Adult Education

- New plywood was installed on the second-floor hallway to prepare the area for new carpet installation.
- Career center walls were repainted.

Central Office

- Two leaks on the roof were repaired.
- HR furniture and bulletin boards were delivered and installed.

Maintenance Garage

- An underground 500-gallon propane tank was accidentally hit by an excavator while getting ready for fall/winter season. The new tank cost is still TBD. Awaiting proposal from vendors.

Moody School Oil Tank

The underground oil tank has been successfully removed, with all required documentation and analytical test results submitted to the Connecticut Department of Energy and Environmental Protection (CTDEEP).

The building is currently operating on a temporary 500-gallon oil tank while awaiting the delivery and installation of a permanent 10,000-gallon replacement system. Final installation and operational turnover are expected to be completed by November 11th, 2026.

Macdonough Building Committee Update

TSKP reported that the project's estimating package was submitted to O&G, which has begun pricing and provided follow-up questions regarding design details. The architectural team continues to refine the plans based on Committee feedback, including kindergarten and Pre-K play areas, the Family Resource Center, school-based health center, nurse's office, administrative and custodial spaces, and the building elevations. The Committee also discussed continued flexibility in the design, security, and access considerations for the school-based health center, and opportunities to incorporate artwork reflecting the Macdonough community. TSKP indicated that additional design work will continue and is anticipating a presentation with updates at the next meeting.



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O&G reported that the construction management team received the drawings and has begun preparing the project estimate, with completion expected in approximately three weeks. O&G also plans to establish weekly meetings with TSKP to efficiently address questions and resolve issues that arise during the estimating process.

Project Timeline: There will be a meeting between the City, the BOE, TSKP, and O&G regarding the project timeline with the goal of providing an updated timeline to the committee at the next meeting.

The next Building Committee meeting is scheduled for **October 27th at 5:30 PM.**

IAQ Update

The Indoor Air Quality (IAQ) Committee, led by IAQ Coordinator Stefan Butler, convened on September 15th to review the 2026/2027 assessment and Langan schedule. Team members were paired and assigned specific facilities to conduct preliminary walkthroughs utilizing prior-year assessment reports to document structural changes and identify necessary corrective actions. Updates from each team were presented to the committee.

These internal reviews were completed ahead of the formal IAQ evaluation conducted by LANGAN. LANGAN technicians have completed physical assessments across all district schools and are compiling their comprehensive report, which remains on schedule for submission before the December 31 deadline.

Walden Environmental Engineering ("Walden") was selected to perform the uniform inspection and evaluation of heating, ventilation and air conditioning ("HVAC") systems within the Middletown Public Schools, as required by Connecticut General Statutes ("CGS") § 10-220(d). The initial visit to Bielefield and Moody by Walden took place on September 25th.

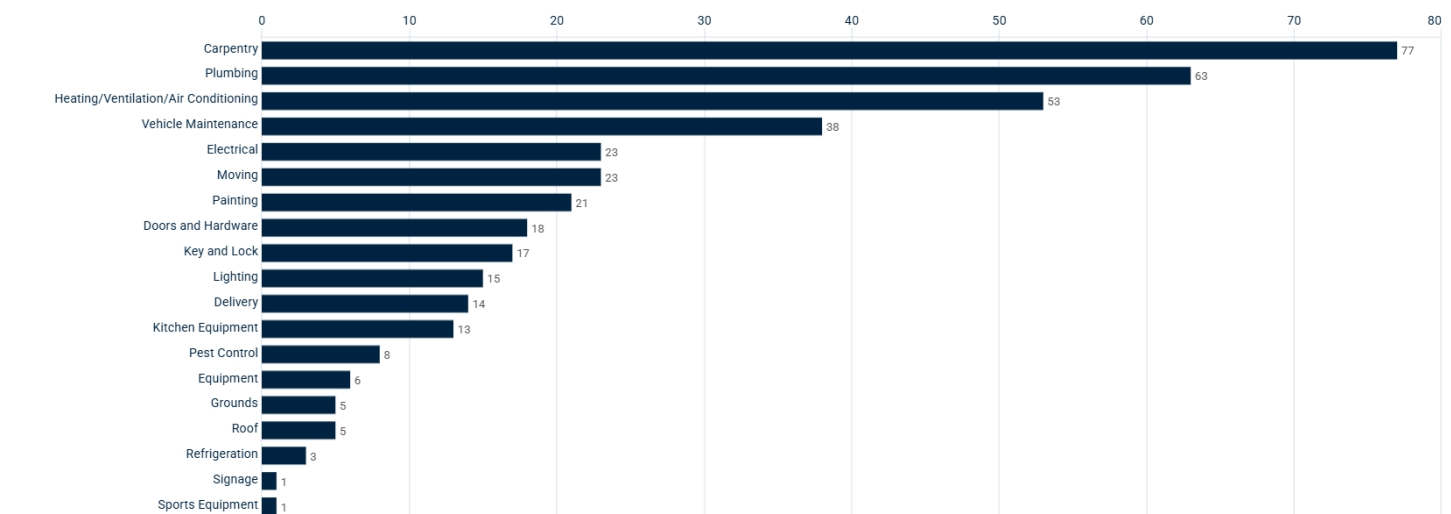
The next IAQ committee meeting is on **October 15th, 2026.**

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.

The next step is assessing FS Direct, the district event scheduling platform.

Work Orders Completed in the Month of September





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Farm Hill: Roof Project

The Farm Hill School Roof and Solar Project has reached completion. The project is still waiting for required work identified by Eversource that needs to be completed prior to the commissioning phase and activation of the system. Silver Petrucelli is working to complete the required work. The building committee approved the cost of the required work at its September 17th meeting.

Snow School: Roof Project

The Snow School Roof project completed the installation of permanent roof ladders and the completion of several minor finishing tasks. There are still a couple of small items that need to be completed. Additionally, a vendor, Adler Companies, who worked on the project and was hired by Young Developers, sent a letter to the committee stating that they haven't been paid. The work was completed in August of 2025. There was no new update presented by Silver Petrucelli on the project at the September 17th meeting.

Keigwin School Project

Middletown Public Schools (MPS) has received state approval for school enhancement projects. The committee-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 approved the RFQ for an Architect/Engineer Firm to prepare the drawings and specifications. The RFQ is posted and closed on June 18th at 12:00 PM. After reviewing the applications and interviewing the top three applicants. The committee decided to hire BL Companies Inc. for the project.

An initial walk-through of the building took place on September 15th, where it was recommended to the building committee that it be proposed to use the contract's add-alt provision in the amount of \$17,500 to accommodate design changes due to code requirements and the lack of availability of replacement parts for the three major air handlers for the school's auditorium, band room, and classroom on the main floor. The Building Committee voted at its September 17th meeting in favor of exercising this add alt. Provision in the contract. Awaiting an update from BL on next steps towards a plan review meeting with CT DAS.

Facilities Committee

The facilities committee had its first meeting at Wesley Elementary School on Monday, September 14th @ 5:30 PM. A presentation was given to the committee by Dr. Macary on the capital project plan, referendum question, and timeline. The committee also received an update on district repairs, infrastructure projects, summer projects, and IAQ assessment. After the meeting adjourned, the committee got to take a tour of the Wesley School, both inside and outside.

The next Facilities meeting is TBD.



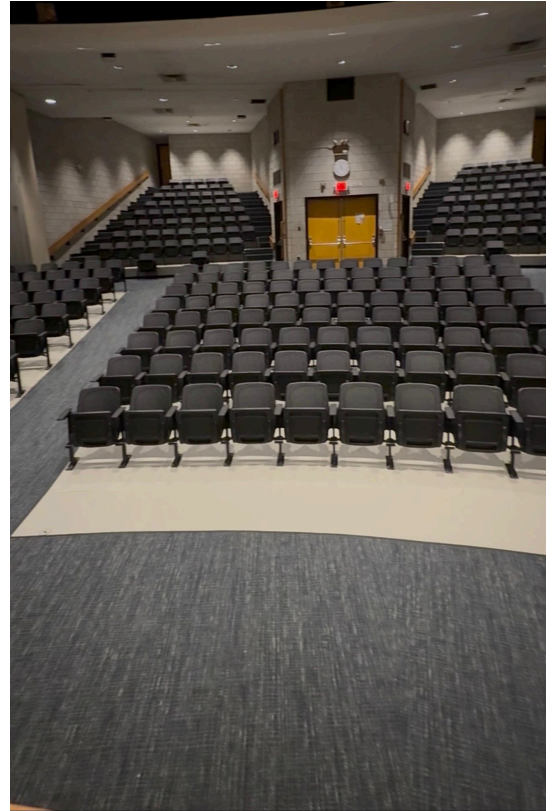
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Bielefield boilers ^^



Keigwin Auditorium ^^



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Spencer roof ^^

Lawrence Exterior Painting Project →

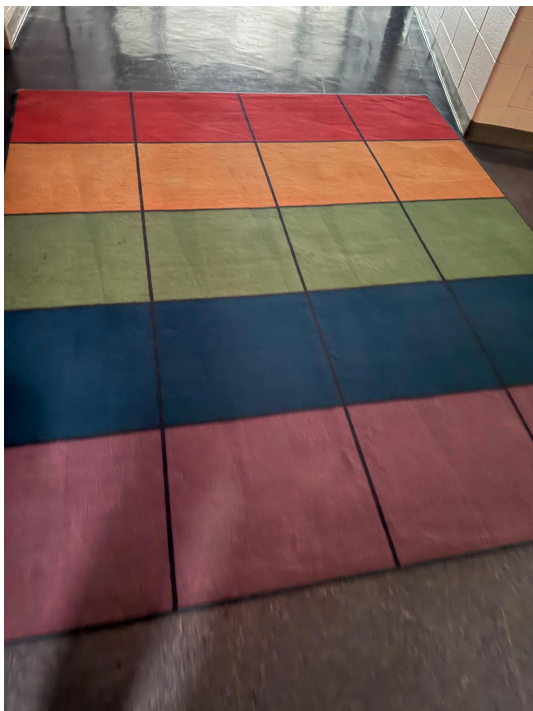




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Bielefield Rug Cleaning ^^



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MHS Stadium Transformer Replacement ^^

Spencer Chimney →

