Middletown Public Schools

Facilities Department

Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
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Facilities Report
November 10th, 2026 - Board Meeting

Elementary Schools Updates:

- Continue modifications and adjustments made to district HVAC systems.
- Performed IAQ inspections
- 34 Window Screens repaired/replaced at Moody.
- Snow School Kitchen oven repaired.
- New door installed at Legacy Academy
- Ceiling tiles repaired at Bielefield.
- Teacher desk from Remington Rand moved to Moody.
- Lawrence School sound system repaired at Lawrence Cafe.
- Outside Painting Project at Lawrence completed for the season. The remainder will be done in the spring.
- Farm Hill first floor hallway completed.
- Electrical motion sensors replaced in art room and room 137.
- Spencer School gutters were cleaned and repaired.
- Bulletin boards installed in classroom 25.
- Kitchen outlets repaired in cafe and in kids corner space.
- Gym RTU unit at Macdonough/kiegwin repaired.
- Moody School playground climbing wall was removed, and the railing was repaired.
- Dishwasher repaired at Macdonough/keigwin.
- Wesley Kitchen steamer wires repaired (Mice)
- Keigwin/Macdonough Auditorium Chair project is complete.
- Continue tree work performed at Snow School.
- Ongoing repair of roof leaks at Spencer School. 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
- Outdoor lights at Snow School were replaced.
- Gutter heat tape is scheduled to be installed the week of November 2nd on both the north and south sides of the building.
- The new above-ground Moody School oil tank is expected to be completed by November 11th.
- Outdoor trim work on Lawrence exterior is complete.
- A camera replacement project at Kiegwin is underway.
- Wesley School Beavers and Beaver dams removed.
- Wesley playground curtain drainage system cleared.
- Farm Hill tractor mower deck repaired.
- All school snow removal equipment checks completed.
- Macdonough kitchen exhaust hood repaired.
- Bielefeld Library RTU gas fitting repaired.
- Snow School heating system was repaired.
- Snow School gym air handler pumps replaced.
- Macdonough handicap concrete ramp repaired.
- Snow School Pre-School playground shade canopies installed.

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MHS Fuel Cell Meeting Summary

Representatives from Constellation Energy and district staff met at Middletown High School on Wednesday, October 28, to assess necessary repairs to the on-site fuel cell unit. The primary focus of the assessment was addressing failures in both the low-grade and high-grade heat recovery systems, which are currently failing to operate according to design specifications. Consequently, the district is incurring supplemental heating expenses to maintain facility temperatures—specifically for the school pool—while the secondary energy recovery systems remain impaired.

The MHS Fuel Cell contract expires on December 31st, 2026. Contract extension will not be signed until the unit is operating at its full capacity and determined to be beneficial to the district energy budget.

Technical Explanation & System Impact

1. **Failure of Thermal Energy Recovery Architecture**
    - **High-Grade Heat Recovery:** High-grade thermal energy from the fuel cell's high-temperature exhaust stack is designed to feed directly into the building's primary space-heating hydronic loop. Because this heat stream is currently uncaptured, the building's primary boilers must cycle more frequently to make up the thermal deficit.
    - **Low-Grade Heat Recovery:** Low-grade thermal energy is designed primarily to maintain temperature in the school's swimming pool via dedicated heat exchangers. With this secondary loop offline, thermal energy is being dumped to ambient air rather than transferred into the pool loop, requiring auxiliary pool heaters to compensate.
2. **Operational & Financial Consequences**
    - **Thermal Inefficiency:** The fuel cell is currently operating strictly as a power generation unit without utilizing its Combined Heat and Power (CHP) capabilities, lowering total efficiency well below engineered targets.
    - **Increased Baseline Energy Costs:** To offset the lost thermal input from both recovery loops, auxiliary heating equipment (such as natural gas boilers and dedicated pool heaters) must burn additional fuel, directly inflating facility operating costs.
    - **Equipment Longevity:** Intermittent heat rejection and unexpected mechanical loads place additional stress on secondary HVAC and pool filtration components, increasing the risk of premature wear.
3. **Required Corrective Actions**
    - Perform comprehensive diagnostic tracing on heat exchangers, control valves, and thermal sensors servicing both the primary space-heating and pool loop heat-transfer circuits.
    - Re-balance thermal transfer loops to ensure automated switching between high-grade and low-grade heat delivery meets facility demand.

Adult Education

- Career center walls were repainted.
- Facets were replaced on the second-floor women's bathroom and kitchen.

Central Office

- Continue monitoring of roof and mechanical systems.
- Boiler repairs were made to the unit. We are still dealing with a leak within the unit/ CT Combustion is scheduled to assess/repair.
- Roof repairs were made to the NW side of the building.
- New fire extinguishers were installed.

Maintenance Garage

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The next Building Committee (Special) meeting is scheduled for **Monday, November 9th at 6:00 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.

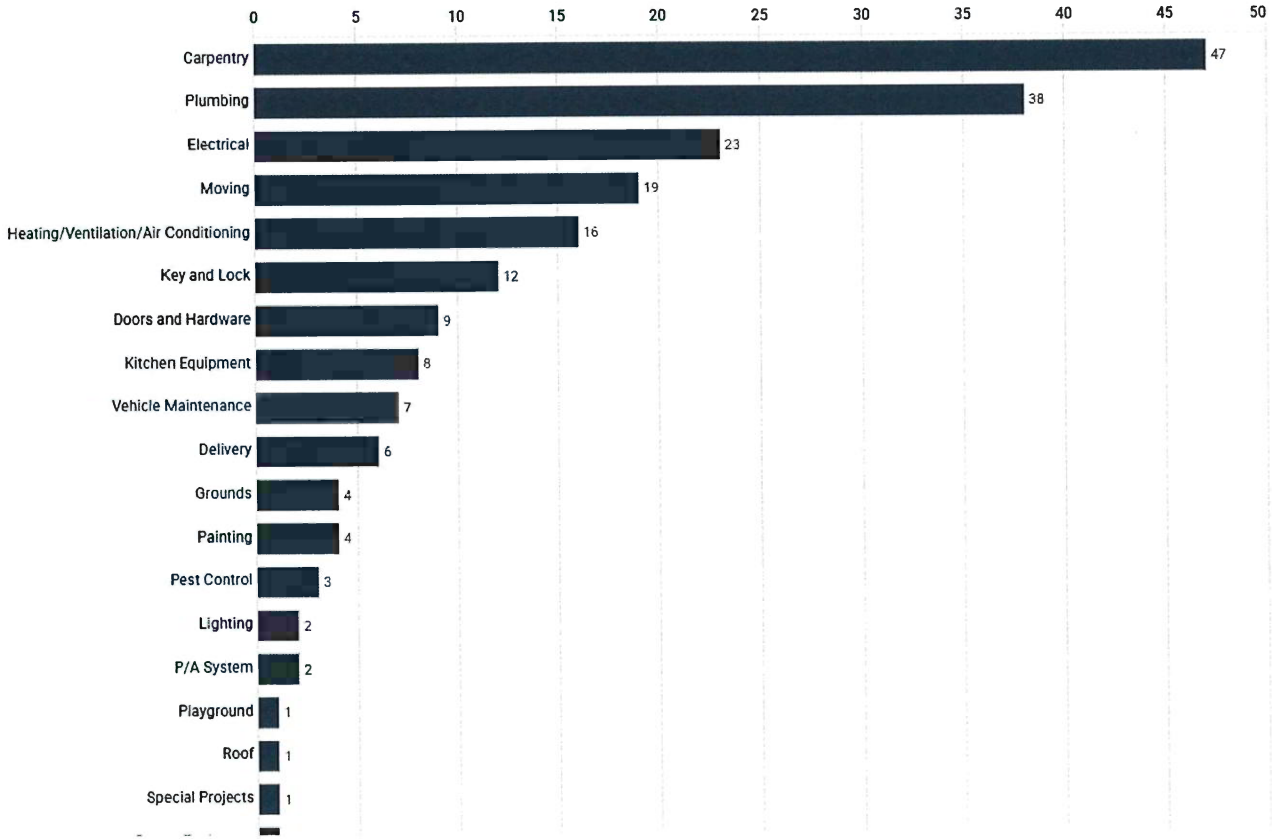
The next IAQ committee meeting is on **November 17, 2026.**

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 October 2026



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2012 Chevy 3500 # 1^^



2012 Chevy 3500 # 2^^





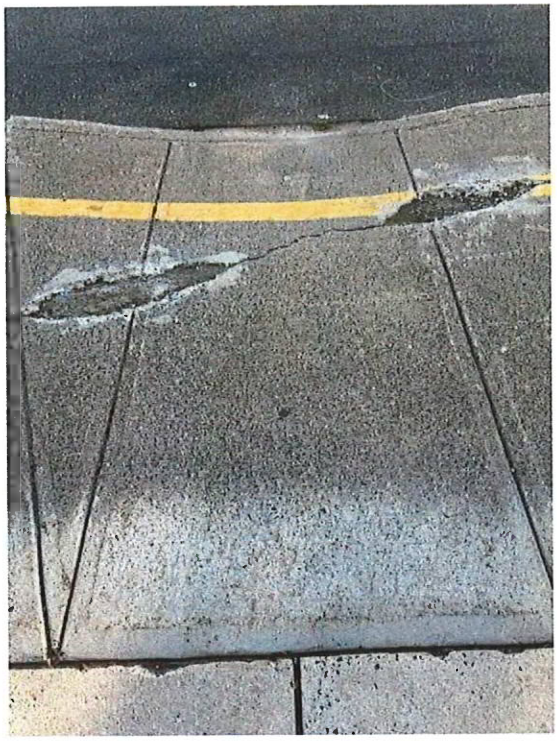
2026 Ford F350 ^^

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Keigwin/Macdonough ^^



Snow School Gym - Air Handler Pump Replacement

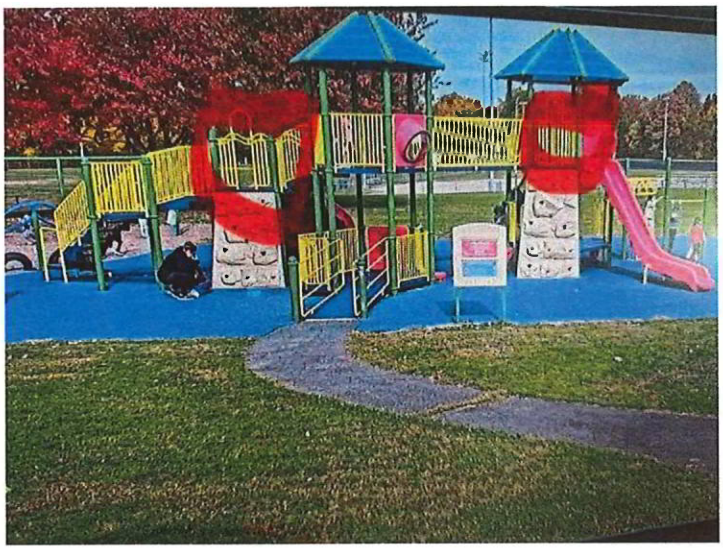


Adult Education Boiler Pump

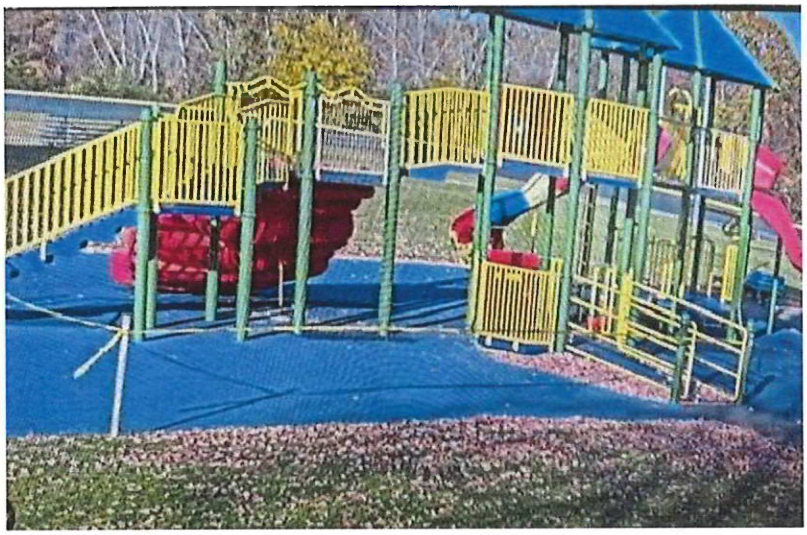
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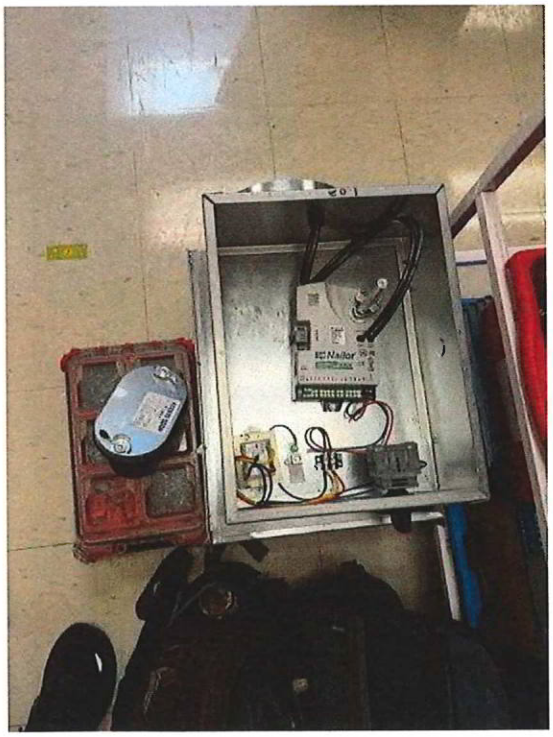
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Moody School Playground climbing wall



Moody School Playground Rock Walls Removed





VAV Controller at Keigwin/Macdonough