



## **Facilities Department** *Cultivating the Brilliance in Each Student*

Executive Director of Operations - Marco Gaylord.  
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### **Facilities Report** **March 10th, 2026 - Board Meeting**

#### Elementary Schools Updates:

- Continue modifications and adjustments made to district heating systems.
- The Bielefeld roof leak over room 22 cannot be addressed until the spring.
- Spencer Schools' roof leaks on the east end of the building are constantly being addressed.
- The new Spencer School Gym floor is complete.
- Keigwin/Macdonough Auditorium Chairs are on order and will be replaced in the spring.
- Keigwin's new blinds project is complete.
- Installed a water diverter for the Spencer Gym interior roof drain.
- New Keigwin Entryway rug installation is complete.
- The Keigwin library rug project is complete.
- The Keigwin Library hallway rug will be installed on March 6-8.
- Ongoing fulfillment of routine maintenance/service requests.
- District Radio repairs and replacement are ongoing.

#### Beman Middle School Updates:

- Vape Sensors installation is ongoing.
- Continue modifications and adjustments made to district heating systems.
- 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.
- MHS Main Gym Floor needs to be resurfaced ( est. cost 60K)
- Modifications and adjustments continue to be made to district heating systems.

#### Adult Education

- The pre-school heating faulty compressor is repaired.
- There's currently a major roof leak that the building owner is addressing

#### Hall House (Expulsion Program Site)

- Top floor radiators froze and needed to be replaced. This was due to the boiler shutting down. The boiler was repaired and is operating. Getting quotes for an independent boiler alarm for this building.

#### 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)
- Truck F6 Electrical issue is repaired.
- MHS Kabota tractor - hydraulic leak is repaired.
- MHS Large Kabota blown coolant hose repaired, but still having fuel issues.
- The MHS Kabota brush needs to be replaced due to age.
- The new snow blower for Spencer School arrived and is in operation.



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### **Macdonough Building Committee Update**

The Macdonough Building Committee recently voted to continue with TSKP Studios with Phase II and III of the project. The city is seeking confirmation and guidance from the state on the next steps in accordance with statutory requirements. Request for Qualifications (RFQ) specifications for a Construction Manager, which will be advertised to the public shortly.

### **IAQ Update**

The district has officially appointed Stefan Butler as the Indoor Air Quality Coordinator. Working in tandem with Marco Gaylord, Mr. Butler finalized the members of the MPS IAQ Team. Due to weather events, the IAQ meeting is scheduled for March 11th.

A primary focus of the team's upcoming agenda is the establishment of a clear operational framework. This includes defining the distinct roles and responsibilities for custodial and maintenance personnel, the Facilities Director, and instructional staff. By clarifying these expectations, the IAQ team aims to streamline district-wide compliance and ensure proactive facility management.

### **Custodial Update**

On February 17 and 18, the district conducted a comprehensive professional development program for our custodial team. These sessions took place at each team member's assigned building, with the focus on the implementation of our new standardized cleaning materials. Additionally, the training included a deep-dive instructional on the Hillyard Trident cleaning companion. While this equipment has been a staple of our inventory for the past three years, these sessions helped ensure that all staff members are maximizing the efficiency and effectiveness of the technology.

With the recent addition of several new members to our custodial department, we also identified a significant opportunity to provide foundational training for each school's team that aligns with our district's high cleanliness standards. As we transition our inventory to Hillyard products, representatives from Hillyard will lead these sessions to provide expert, hands-on guidance, ensuring a seamless integration of these new resources into our daily maintenance routines.



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### **Work Order Asset Essential Update**

We are pleased to announce that the district has officially transitioned from SchoolDude to Asset Essentials. Our implementation team has been working diligently alongside maintenance crews, custodians, administrators, and support staff to facilitate a seamless onboarding process. All stakeholders have been trained and are currently using the updated work order system.

### **Capital Projects**

#### **Farm Hill School: Roof and Solar Project**

The Farm Hill School Roof and Solar Project has reached substantial completion. Marco Gaylord recently conducted a final walkthrough to review the remaining punch list items. Upon the finalization of these tasks, the project will move into the commissioning phase, pending an inspection and formal authorization from Eversource to activate the system.

#### **Snow School: Roof Project**

The Snow School Roof project remains ongoing as we await the installation of permanent roof ladders and the completion of several minor finishing tasks. Additionally, the district is currently waiting for an update from Silver Petrucelli, who is in negotiations with the contractor regarding restitution for damages sustained by the school's electrical system and fire alarm panel during construction. We are seeking a formal commitment for reimbursement before the final project closeout.

#### **Wesley School and Spencer School Roof Update**

On January 28, the City Finance and Government (F&G) Committee approved the roof replacement projects for Wesley and Spencer Schools. Following this, during the February 2 Common Council meeting, the Mayor and Council authorized the assignment of these projects to a Building Committee, chaired by Councilman Vinny Loffredo. The next phase involves issuing a Request for Qualifications (RFQ) to select the most qualified Architect/Engineer. A draft of the RFQ will be presented to the committee at the next committee meeting on Thursday, March 19th.

#### **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 district is in the process of putting together an RFQ for an Architect/Engineer Firm to construct the drawings and specifications for the project.

#### **Facilities Committee**

The facilities committee will have its next meeting on **Wednesday, March 18th @ 5:30 PM**. The meeting will take place at Central Office in Conference Room B.