



Facilities Department

Cultivating the Brilliance in Each Student

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

Elementary Schools Updates:

- Continue modifications and adjustments made to district heating systems.
- Spencer Schools' roof leaks on the east end of the building are constantly being addressed.
- Lawrence School PA System repaired.
- Spencer School Gym Floor is being replaced and will be completed by February 7th
- Keigwin/Macdonough Auditorium Chairs are on order and will be replaced in the spring.
- Keigwin new blinds will be installed on February 17th and 18th.
- Keigwin Entryway rug installation will start on February 14th - 20th.
- Ongoing fulfillment of routine maintenance/service requests.
- District Radio repairs and replacement are ongoing.
- IAQ Assessments are complete and published on each school's website.

Beman Middle School Updates:

- Vape Sensors installation is ongoing.
- Continue modifications and adjustments made to district heating systems.
- IAQ Assessments are complete and published on the school's website.

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 Auditorium lights switched to LED
- Modifications and adjustments continue to be made to district heating systems.
- IAQ Assessments are complete and published on the school's website.

Adult Education

- The pre-school heating compressor was repaired, but the new compressor was faulty. Waiting on new compressor.
- There's currently a major roof leak that the building owner is addressing

Hall House (Expulsion Program Site)

- Top floor radiators froze and need 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

- Truck F2 - front end work, brakes, and front suspension issues repaired due to rust.
- F 4 Hydraulic leak repaired
- Truck F13 Hydraulic leak - repaired
- Truck F6 Electrical issues - still not repaired
- MHS Kabota tractor - hydraulic leak. Waiting for parts.
- MHS Large Kabota blown coolant hose and fuel issues - not repaired
- Kiegwin snow blower broken shaft repaired
- MHS Kabota brush adjuster isn't working and needs continued assessment and adjustments.
- MHS RTV carburetor was replaced
- New Snow Blower ordered for Spencer School - the old blower was never replaced and needed to be replaced.



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Macdonough Building Committee Update

The Macdonough Building Committee recently announced a change in leadership following the transition of Mr. Kovach from the City Council to his new role as the Mayor's Chief of Staff. Councilwoman Kelly Sweeny has been elected as the new Co-Chair and will serve alongside Harold Panciera of the Board of Education. In addition to this appointment, the Committee has officially approved the 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 is currently overseeing the finalization of the MPS IAQ Team. This team is scheduled to debut at next month's building meetings, where they will present a status update and offer a formal introduction to the school community.

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 will conduct a comprehensive professional development program for our custodial team. These sessions will take place at each team member's assigned building and will focus on the implementation of our new standardized cleaning materials. Additionally, the training will include 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, this session offers a vital opportunity to ensure all staff are maximizing the efficiency and effectiveness of the technology.

With the recent addition of several new members to our custodial department, we have identified a significant opportunity to provide foundational training 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.

To ensure a structured rollout, we have followed a phased training schedule. We have successfully completed training for our maintenance team and lead custodians, and our focus this week has shifted to providing instruction for principals, administrators, and support staff. While we continue to address minor technical refinements inherent in a system migration, we are pleased to report that staff adjustment to the new platform has been highly successful.

Implementation Timeline:

- Maintenance Crew: January 14–23 (Completed)
- Building Leads: January 26–30 (Completed)
- Principals, Administration, IT, & Support Staff: February 2–6 (In Progress)

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, which will be followed by a Request for Proposals (RFP) for design and pricing.



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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.