



## Office of the Superintendent

*Cultivating the Brilliance in Each Student*

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From: Dr. Joseph, Macary, Superintendent of Schools  
To: Middletown Common Council Members  
Cc: Eugene Nocera, Mayor of Middletown  
Subject: Capital Projects Request for Schools  
Date: Wednesday, August 5, 2026

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Thank you for your time and consideration of the Capital Projects request for the Middletown Public Schools. This request focuses on the high-priority projects needed to resolve critical facility needs, environmental safety concerns and building security gaps across the 10 school sites. These issues were determined based on a comprehensive Facility Assessment (conducted in 2023).

The total request for these projects is \$30,426,000 (in 2026 dollars) with a Connecticut State Reimbursement (67.14% Rate) of \$20,428,016 and a local city (32.86%) share of \$9,997,983.56. The purpose of these requests is to address the following issues in our City Schools:

- Roof Replacements for City Schools/Buildings [A]
- Air Conditioning & RTU Projects [B]
- Building Management Systems & HVAC Control Systems [C]
- Oil Tanks & Boiler Systems [D]
- District Student Safety & Security Updates [E]

|                               | A | B | C | D | E |
|-------------------------------|---|---|---|---|---|
| Middletown High School        |   |   | x |   | x |
| Beman Middle School           |   |   |   |   | x |
| Bielefield Elementary         | x | x | x |   | x |
| Farm Hill Elementary          |   | x | x | x | x |
| Keigwin Elementary School     | x | x | x |   | x |
| Lawrence Elementary           | x |   |   |   | x |
| Moody Elementary              | x | x | x |   | x |
| Snow Elementary               |   | x | x |   | x |
| Spencer Elementary            | x | x | x | x | x |
| Wesley Elementary             | x |   |   |   | x |
| Central Administration Office | x |   |   |   |   |
| MPS Maintenance Building      | x |   | x |   |   |

Thank you for your time, consideration, and continued support. These Capital Projects are critical to ensure the health, safety and security of our students and staff in the Middletown Public Schools. The total cost of these projects is \$30,426,000. Although the 2023 Facility Assessment identified over \$50 million in Building Projects, the 'Phase I Projects' are the most critical and urgent to be completed over the course of the next 2 to 5 years. Investing in our schools is important to ensure we have high standards of education in all our classrooms.

# EXECUTIVE SUMMARY: PHASE 1 CAPITAL PROJECT REQUEST

**To:** Mayor Nocera, City of Middletown

**From:** Marco Gaylord, Director of Facilities, Safety, and Security

**Subject:** Phase 1 Critical School Infrastructure & Required Bond Funding Authorization

## Overview

This request focuses exclusively on Phase 1 of the Middletown Public Schools District-Wide Capital Project plan. Under the direction of Superintendent Dr. Macary, the Board of Education has prioritized these immediate, high-impact projects to resolve critical facility needs, environmental safety concerns, and building security gaps across 10 school sites and district facilities. To execute these essential repairs and modernizations without delay, the district has prepared this summary of needs to secure the municipal bond authorization matching the net local share of the project costs.

## Phase 1 Financial Summary

| Project Phase                     | Target Budget   | Max State Reimbursement (67.14%) | Required City Bond Funds (32.86% Local Share) |
|-----------------------------------|-----------------|----------------------------------|-----------------------------------------------|
| Phase 1: Immediate Critical Needs | \$30,426,000.00 | \$20,428,016.44                  | \$9,997,983.56                                |

*To complete Phase 1, the City of Middletown will need to secure \$9,997,983.56 in total bond financing. This local investment successfully leverages \$20,428,016.44 in state-reimbursed funding, minimizing the direct impact on local taxpayers.*

## Detailed Phase 1 Project Ledger Estimates

The \$30,426,000.00 Phase 1 budget is distributed across four critical infrastructure categories:

### 1. Roofing Replacements (\$11,195,000.00)

- **District-Wide Technologies (\$500,000.00):** Deployment of AI-driven weapons detection software, upgraded surveillance cameras, protective window glazing film, and modernized security card access controls across all campuses.
- **Physical Entry Barriers (\$750,000.00):** Construction of secure, controlled-entry buffer vestibules between building exteriors and main reception areas at Snow, Moody, Keigwin, Lawrence, and Spencer schools. This allocation also funds a comprehensive main office relocation at Farm Hill School to establish a secure first-floor main entrance footprint.

## **Conclusion & Bond Request Justification**

Phase 1 targets infrastructure components that can no longer be deferred without risking building closures, utility inefficiencies, or compromised student safety. By approving a bond authorization of **\$9,997,983.56**, the City of Middletown will unlock over \$20.4 million in state matching funds—maximizing local capital efficiency and fully stabilizing the district's most fragile facility assets.

# Detailed Project Ledger: Phase 1

## 1. Roof Replacement Projects

| Location                | Project Description                | Cost                   |
|-------------------------|------------------------------------|------------------------|
| Bielefeld School        | Roof replacement                   | \$1,225,000.00         |
| Keigwin School          | Roof replacement                   | \$2,000,000.00         |
| Lawrence School         | Roof Replacement, Including fascia | \$1,400,000.00         |
| Maintenance Building    | Roof replacement                   | \$500,000.00           |
| Moody School            | Roof replacement                   | \$1,400,000.00         |
| Spencer School          | Roof Replacement                   | \$2,700,000.00         |
| Wesley School           | Roof replacement, including fascia | \$1,250,000.00         |
| 311 Hunting Hill        | Replace Roof (includes abatement)  | \$720,000.00           |
| <b>Roofing Subtotal</b> |                                    | <b>\$11,195,000.00</b> |



### 3. BMS & HVAC Control Systems

| Location                     | Project Description                                             | Cost                  |
|------------------------------|-----------------------------------------------------------------|-----------------------|
| Bielefeld School             | Replace BMS Controls                                            | \$254,000.00          |
| Farm Hill School             | Replace BMS Controls                                            | \$474,000.00          |
| Keigwin School               | Replace BMS Controls <i>(Typo corrected from \$1,50,000.00)</i> | \$1,250,000.00        |
| Maintenance Building         | Replace BMS Controls                                            | \$75,000.00           |
| Middletown High School       | Replace BMS Controls                                            | \$750,000.00          |
| Moody School                 | Replace BMS Controls                                            | \$400,000.00          |
| Snow School                  | Replace BMS Controls                                            | \$202,000.00          |
| Spencer School               | Replace BMS Controls                                            | \$426,000.00          |
| <b>BMS Controls Subtotal</b> |                                                                 | <b>\$3,831,000.00</b> |

## 5. Security

| Location                                                        | Project Description                                                                                                                                                                                                          | Cost                  |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| District-Wide                                                   | District cameras, window film, AI weapons detection, and security card access control                                                                                                                                        | \$500,000.00          |
| Farm Hill,<br>Keigwin,<br>Lawrence, Moody,<br>Snow, and Spencer | Install controlled entry buffer vestibules between a school's exterior and its main office and main hallways (Snow, Moody, Keigwin, Lawrence, and Spencer). Farm Hill office relocation to main entrance on the first floor. | \$750,000.00          |
| <b>Security Subtotal</b>                                        |                                                                                                                                                                                                                              | <b>\$1,250,000.00</b> |

### Budget Summary & Verification

- **Roofing Subtotal:** \$11,195,000.00
- **A/C & RTU Subtotal:** \$12,850,000.00 *(Corrected to match table)*
- **BMS Controls Subtotal:** \$3,831,000.00
- **Oil Tanks & Boilers Subtotal:** \$1,300,000.00
- **Security Subtotal:** \$1,250,000.00 *(Corrected to match table)*

**GRAND TOTAL: \$30,426,000.00** *(Mathematically verified sum of subtotals)*

### Phase 1 Financial Impact Statement

- **New Phase 1 Target Budget:** \$30,426,000.00
- **Maximum State Reimbursement (67.14%):** \$20,428,016.44 *(Recalculated)*
- **Estimated Local Share Requirement (32.86%):** \$9,997,983.56 *(Recalculated)*