



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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

Facilities Report **September 8th, 2026 - Board Meeting**

Elementary Schools Updates:

- Continue modifications and adjustments made to district HVAC systems.
- Replaced all air filters at all elementary schools.
- Bielefeld kitchen door jam replacement completed.
- Moved 15 classrooms and assembled new classroom furniture for 4 classrooms and the main office conference room.
- Repainted rooms 30, 18, 25, 11, 1, and hallways at Bielefeld.
- Repainted all grade 1-5 classrooms and hallways at Lawrence.
- Repaired interior doors 2 and 10 at Farm Hill.
- Spencer School nurses' office wall removal completed.
- All clocks at Kiegwin/Macdonough were repaired and reset.
- Repainted 4 classrooms and the principal's office at Kiegwin.
- Repainted the auditorium floor at Kiegwin.
- Repaired the water fountain in the main hallway at Bielefeld.
- Replaced ceiling tiles at all elementary schools where needed.
- Performed IAQ inspections at all elementary schools.
- Repaired the hot water tank at Wesley.
- The cafe kitchen floor at Spencer was replaced.
- Expansion joint tiles were replaced at Spencer.
- Broken VCT tiles were replaced throughout Snow School.
- Installed new A/C in the School Psy. office at Lawrence
- Installed feminine product dispensers in all elementary school bathrooms.
- Removed trees at Snow, Kiegwin, Spencer, and Lawrence,
- Spencer School roof repairs completed. Due to the ongoing issues with the roof, a weekly schedule to check the roof is now in place.
- Repaired the Spencer dishwasher at Spencer.
- Kiegwin/Macdonough Auditorium Chair project is completed.
- Repaired roof leaks at Wesley. Due to the ongoing issues with the roof, a weekly schedule to check the roof is now in place.
- Installed new wall fans at Moody in four classrooms.
- All Lawrence, Wesley, Farm Hill, and Bielefeld safety lights were replaced with new LED lights and battery backup. Work performed per Fire Marshall requirement.
- A new A/C window unit was wired and installed in the conference room at Spencer School.
- Moody School oil tank was removed in accordance with CT DEEP-mandated requirements. We currently have a 500-gallon temporary tank installed until the new 10,000-gallon tank arrives in mid-September.
- Installed new fans in six classrooms at Snow School.
- Repaired gutter at Spencer School.
- Repaired cracked skylight at Kiegwin in Room 23.
- Replaced two bathroom sinks at Farm Hill.
- Repaired HVAC leak in classroom 32 at Kiegwin.
- Replaced 6 room variable air volume controls at Kiegwin
- Farm Hill Gym HVAC control boards for the gym A/C are anticipated to be delivered by September 14th.
- Replaced two toilets at Kiegwin/Macdonough.
- Repaired and installed 12 paper towel dispensers at Kiegwin/Macdonough/Legacy Academy.
- Installed two flagpoles at the front entrance of Spencer School.
- Removed exterior shrubs and trees per safety audit recommendation at Moody and Spencer Schools.
- Installed a new dryer at Snow School cafe.
- Repaired outside light pole at Snow School entry road.
- Main office, principal's office, and conference room floors replaced.
- Replaced A/C at Lawrence School main office and principal's office.



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
Email: gaylordm@mpsct.org, Web: www.middletownschools.org

- Repainted Snow School Auditorium Foyer, room 128, and music room.
- Replaced sink sensor batteries in all student bathrooms.
- Installed new A/C units in rooms 19 and 20 at Moody School.
- Playground wood chips replaced at Snow, Spencer, Wesley, and Lawrence
- District Radio repairs and replacements are ongoing.
- Ongoing fulfillment of routine maintenance/service requests.

Beman Middle School Updates:

- Kitchen food warmer circuit breaker replaced.
- Replaced all air filters
- Repaired retractable outlets in Steam Room 213.
- Removed trees in the bus runway.
- Repaired walk-in freezer.
- Performed IAQ inspections
- All door hinges on all POD entry doors were replaced.
- Repaired green pod floors.
- Repaired broken window shades in green pod.
- Repaired gym ice machine.
- Repainted Auditorium stage and pit area.
- Repaired catwalk door on third floor.
- Repaired walls and repainted hallways throughout the school.
- Installation of cork board in Grade pods to be completed by September 25th.
- Continued modifications and adjustments were made to district A/C systems.
- Beman Nursing Office exit repaired and awaiting new outside railing installation.

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. This repair is currently not scheduled.
- Replaced all air filters
- Installed new outlets for projects in 5 classrooms.
- Removed dead trees in bus loop.
- Performed IAQ inspections
- Repaired washing machine in room 103.
- MHS Main Gym Floor resurfacing project completed.
- Built new walls in the cafe for cafe and custodial equipment.
- Repainted Auditorium stage and pit area.
- MHS Pool filter was repaired but will need a new tank. Estimated cost: 15K
- Modifications and adjustments continue to be made to district HVAC systems.
- Cafeteria seating area painting is complete.
- Stairwell lights replaced
- Replaced relief valves on three boilers.
- Repaired IT office A/C unit.
- Repaired HVAC leaks on the third floor.
- Replaced 3 PHASE 250AMP / 480 VOLT Breaker
- Relocated whiteboards and projectors in the drawing and painting room.
- Installed new emergency exit signs per Fire Marshall requirement
- Installed 22 new IT drops for new High School VOIP phones
- Kiegwin Field Power project work. Our electrician is working with Eversource to get power to Vo-Ag buildings at the field.
- Replaced 15 lighting ballasts throughout the school.
- Repainted 7 classrooms and 4 offices.



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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

Adult Education

- Repainted walls in hallways and in the teachers' lounge.
- Repaired A/C on the second floor.
- Repaired A/C in the main office.
- Replaced all air filters

Transition Center 909 Newfield Street

- Installed new desks, furniture, and new nursing cabinets.
- Moved remaining materials from Green Street to the new space.

Maintenance Shop Update

- Fire alarm panel repaired.
- The 2012 Chevy 3500 Plow/sander wheel bearing failed, and the drive shaft needs to be replaced. (est. cost 55K)
- Performed all vehicle inspections along with DOT van/bus inspections.
- Continued maintenance of all school and athletic grounds.
- Metal storage containers removed from MHS and repurposed at the maintenance shop.
- MPS vehicle assessment completed. The following vehicles were taken out of our fleet of vehicles due to age, condition, miles, and/or cost of repairs.
 - 2006 Chevrolet Express, 2500 cargo van. The old book mobile.
 - 2007 Chevrolet Express, 3500 cargo van cutaway. The old plumber van.
 - 2007 Jeep Grand Cherokee
 - 2016 Ford Focus Ev
 - 2022 Chevrolet Bolt Ev
 - 2001 Chevrolet Suburban

A 2025 GMC Savana van with 13,150 miles was purchased to replace the district's aging 2007 plumbing service vehicle.

Middletown Public Schools generated \$18,400 in trade-in revenue by liquidating six broken/old vehicles. These proceeds were directly applied toward the purchase price of the GMC Savana Van for the plumber, leaving a final remaining balance of \$17,882.

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 mid-September.



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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

Macdonough Building Committee Update

TSKP Architect Update: TSKP provided an update on the architectural design and revised floor plans. The completed property survey is allowing the team to refine site conditions, utilities, grades, and building placement. Based on prior Committee feedback, the gymnasium, stage, storage, cafeteria, kitchen, family resource area, and other community-oriented spaces were consolidated on the lower level to improve accessibility, security, and evening/weekend use. The Committee also discussed support spaces, including social worker, psychologist, SEL, special education, and intervention areas, as well as flexibility for future enrollment changes. The site plan continues to be refined to address pedestrian circulation, bus traffic, parent drop-off/pick-up, parking, accessible routes, playground connections, kitchen deliveries, and preservation of existing trees. The Committee raised questions about accessible parking, pedestrian access from Stack Street, recreational areas, and potential traffic conflicts.

TSKP indicated that an interim Building Committee meeting will likely be needed before the next regular meeting so schematic design can advance quickly enough for construction estimating.

CES then reviewed mechanical-system options, with geothermal combined with chilled beams identified as the preferred approach. Benefits discussed included greater efficiency, reduced maintenance, indoor placement of major equipment, fewer classroom filters and condensate lines, and long-term reliability. The preliminary design anticipates approximately 55 geothermal boreholes, subject to further energy modeling and building-envelope improvements.

CES estimated an Energy Use Intensity of approximately 20–25 for geothermal and discussed the Committee's goal of achieving net-zero energy. The design team will first reduce energy demand through an efficient building envelope and mechanical systems, then evaluate solar generation. Because roof space alone may not immediately support full net-zero production, the building would be designed to accommodate future solar expansion. The Committee also discussed geothermal and solar costs, available utility and clean-energy incentives, and potential use of project funds or future credits to support solar installation. Lauren Belair made a motion to move forward with considering geothermal for the project, seconded by Sigrid Atherton. Vote: Unanimously approved.

O&G Construction Manager Update: O&G was approved by the Common Council, with contract signing nearing completion. O&G is reviewing opportunities to accelerate the construction schedule, with demolition potentially beginning in February 2027, construction starting around May 2027, and completion/turnover targeted for August 2028.

O&G noted that State review and approval of final plans remains a significant scheduling factor and could take several months. The Committee also discussed avoiding demolition too far in advance of construction to prevent an extended gap and related site-safety concerns.

Macdonough Elementary School vision discussion: Dr. Macary, the district's new Superintendent, thanked the committee for their work and expressed confidence in the project team.

Subcommittee: Purchase orders/invoices: Harold Panciera is the only member of the subcommittee at the moment and Linda Salafia has expressed interest. An additional member from the committee will need to be identified.

The next Building Committee meeting is scheduled for **September 29 at 5:30 PM.**



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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

IAQ Update

The Indoor Air Quality (IAQ) Committee, led by IAQ Coordinator Stefan Butler, convened on August 19 to initiate the 2026/2027 assessment cycle. 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.

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).

Starting July 1, 2026 and ending and including June 30, 2031, CGS § 10-220(d) requires each of Connecticut's local or regional board of education to inspect and evaluate the HVAC system in every school building under its jurisdiction, covering at least twenty percent (20%) of its schools per year. The inspection must be performed by a certified testing, adjusting and balancing technician, an industrial hygienist certified by the American Board of Industrial Hygiene or the Board for Global EHS Credentialing or a mechanical engineer, and must comprehensively evaluate the performance, condition and code compliance of each building's ventilation infrastructure. Bielefeld and Moody School will be the first two buildings in our five-year rotation.

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

Custodial Update

The Custodial Department completed a comprehensive, full-building summer turnaround across all district facilities. Executing these summer cleaning protocols required meticulous scheduling and flexibility, as the team expertly coordinated tasks around ongoing city recreation programs, district summer camps, unexpected room changes, and the required assembly of school furniture.

MPS Plumber Position

We are pleased to announce that Mr. Brian Myska has joined Middletown Public Schools on August 3rd as our new District Plumber. Brian is a Licensed P-1 Master Plumber with over 20 years of industry experience, including nearly a decade as the owner of Berlin-based Alternative Plumbing Solutions. Throughout his career, he has successfully managed large-scale plumbing projects in various settings, including schools. His background includes leading teams of plumbers and technicians through complex renovations, system overhauls, and new installations.

Beyond his technical expertise, Brian is deeply committed to eco-friendly practices, water conservation, and sustainable technologies, a dedication that shines through both his professional work and community outreach.

We are excited to have his expertise on board for the upcoming school year!

Work Order Asset Essential Update



Facilities Department

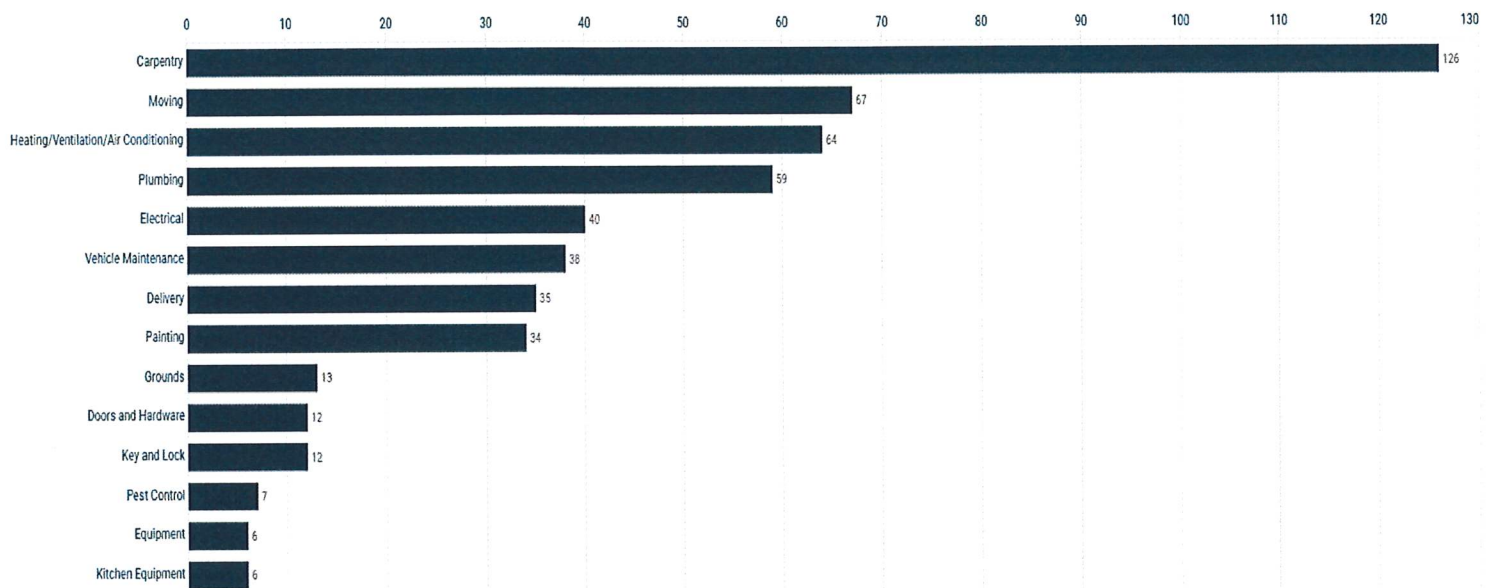
Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschoosls.org

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 July & August



Capital Projects Summer 2026

MHS Gym Floor Completed

MHSPAC Acoustic Shell Repair of motorized controls - TBA

Keigwin SBHC Floor Replacement - Completed

MHSPAC Bathroom Floor - Scheduled to be completed by September 18th.

Farm Hill School: Roof and Solar Project

The Farm Hill School Roof and Solar Project has reached completion. The project is still waiting for Eversource to move into the commissioning phase and to activate the system. This ongoing delay is due to the architect not submitting the application in a timely manner, along with mistakes on the application.

Snow School: Roof Project



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
Email: gaylordm@mpsct.org, Web: www.middletownschools.org

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 needed 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.

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 interviews of the top three applicants. The committee decided to hire BL Companies Inc. for the project.

Facilities Committee

The facilities committee will have its next meeting on **Monday, September 14th @ 5:30 PM**. The meeting will take place at Wesley Elementary School.



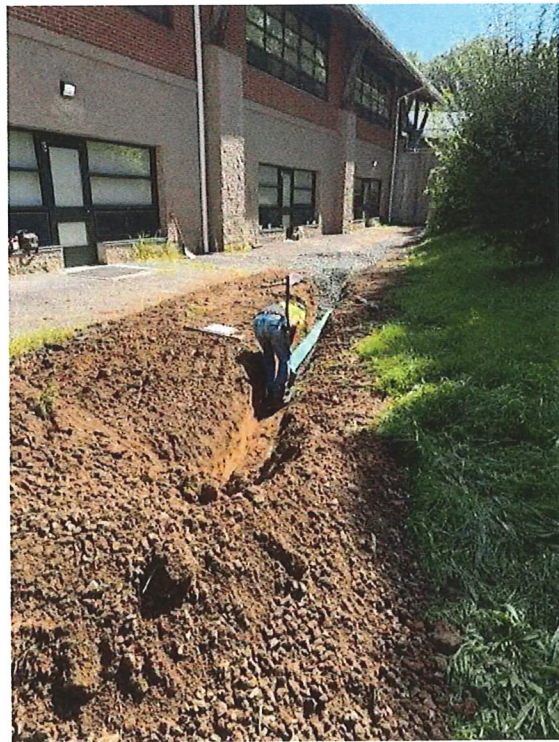
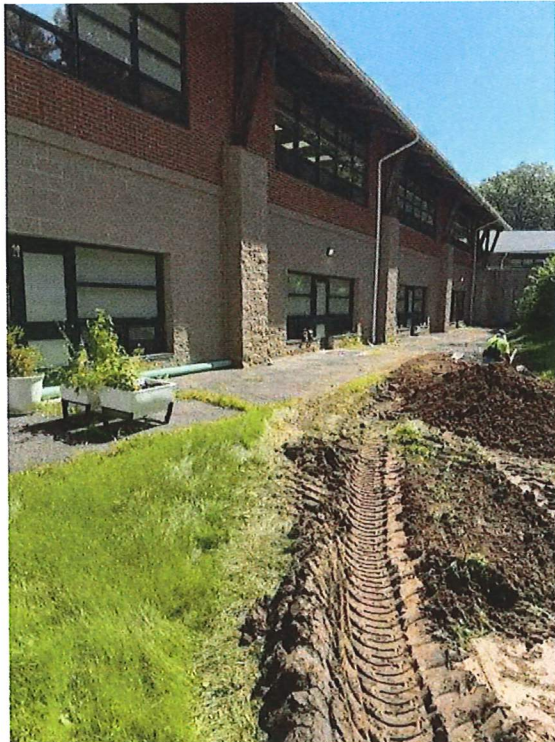
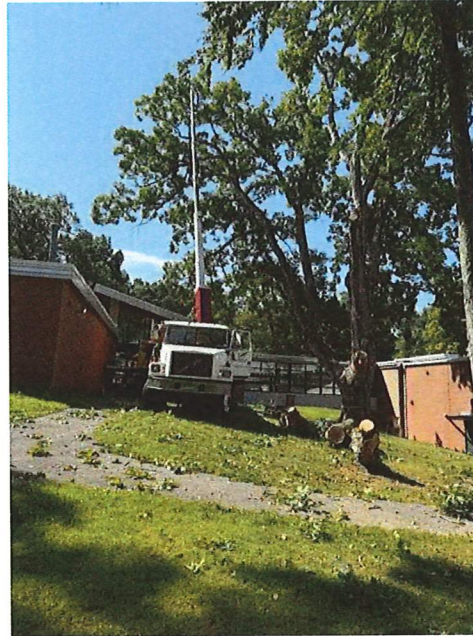
Facilities Department

Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org



Snow School Tree Cutting ->





Facilities Department

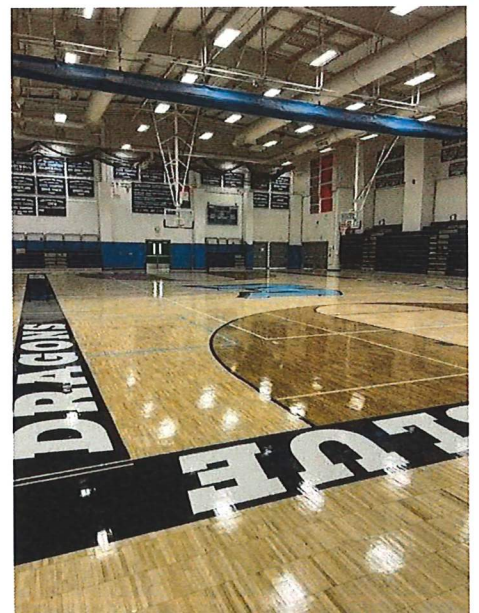
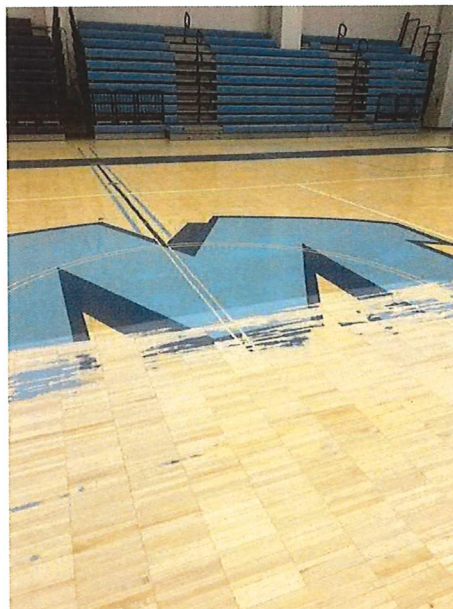
Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

Gutter down spots/drainage at Snow School ^



Spencer School roof ^





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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

Snow School Toilet Repairs

Middletown High Gym Floor Project ^



MPS Maintenance Vehicles





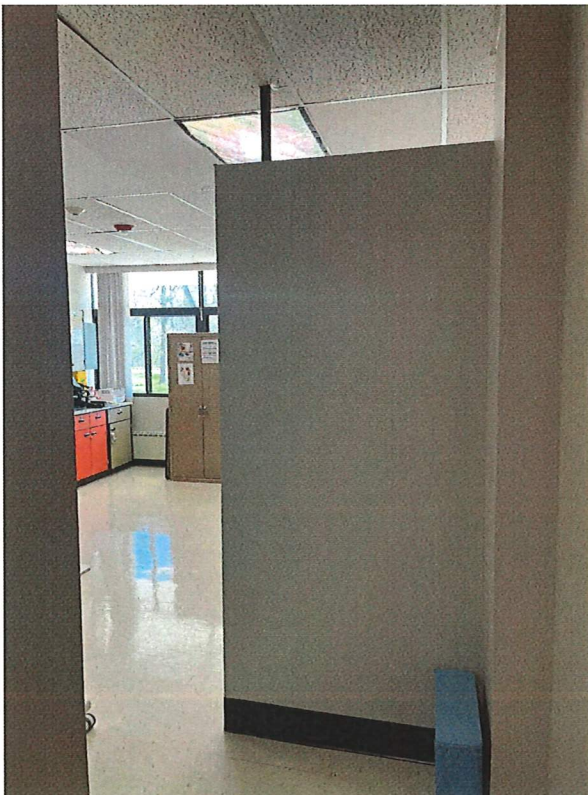
Facilities Department

Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org



Central Office Roof ^





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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

Walls added at Keigwin ^



Wall opened at Spencer ^



Spencer School Soffit ^

Bielefield Door repair ^





Facilities Department

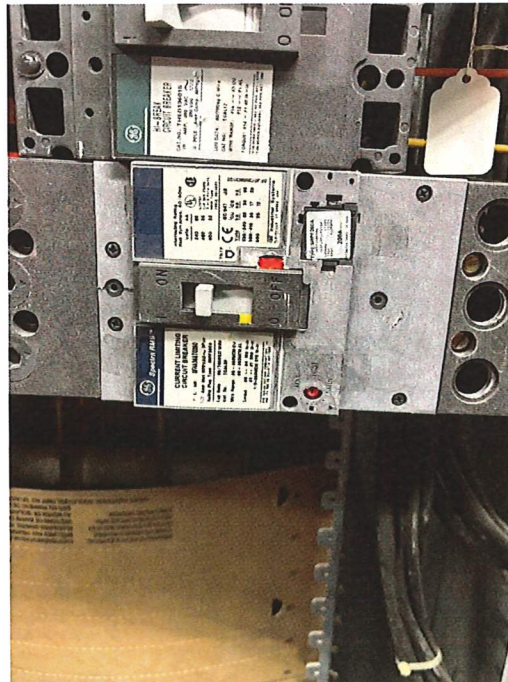
Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschools.org

Wesley School roof ^



Cafe Walls added for storage at MHS ^^



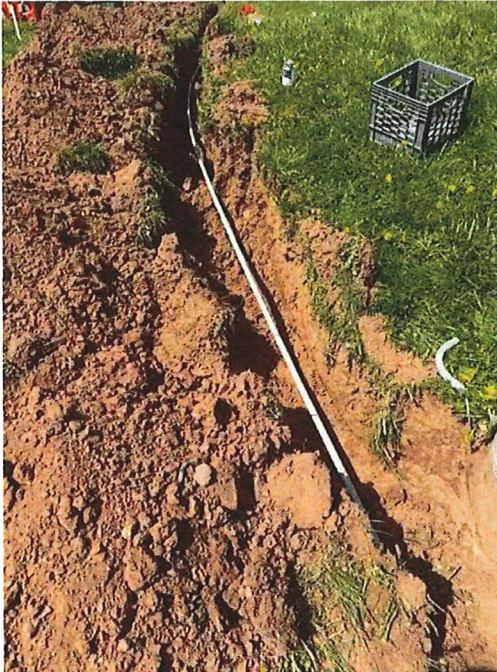


Facilities Department

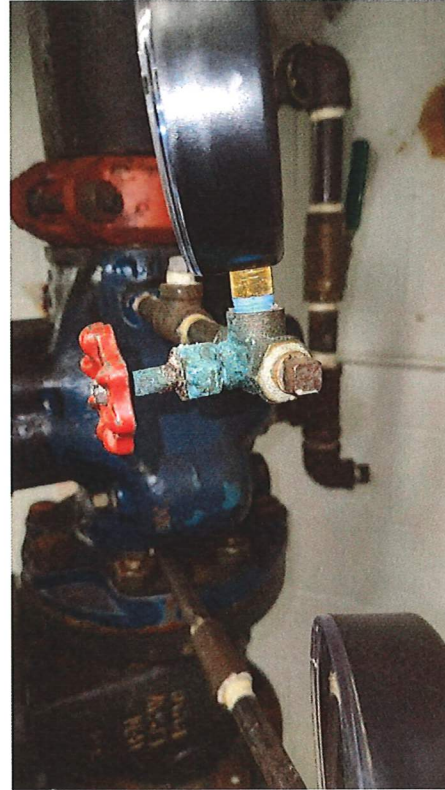
Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org

MHS Cricut breaker



Keigwin door lighting repair ^



Farm Hill Boiler repair ^



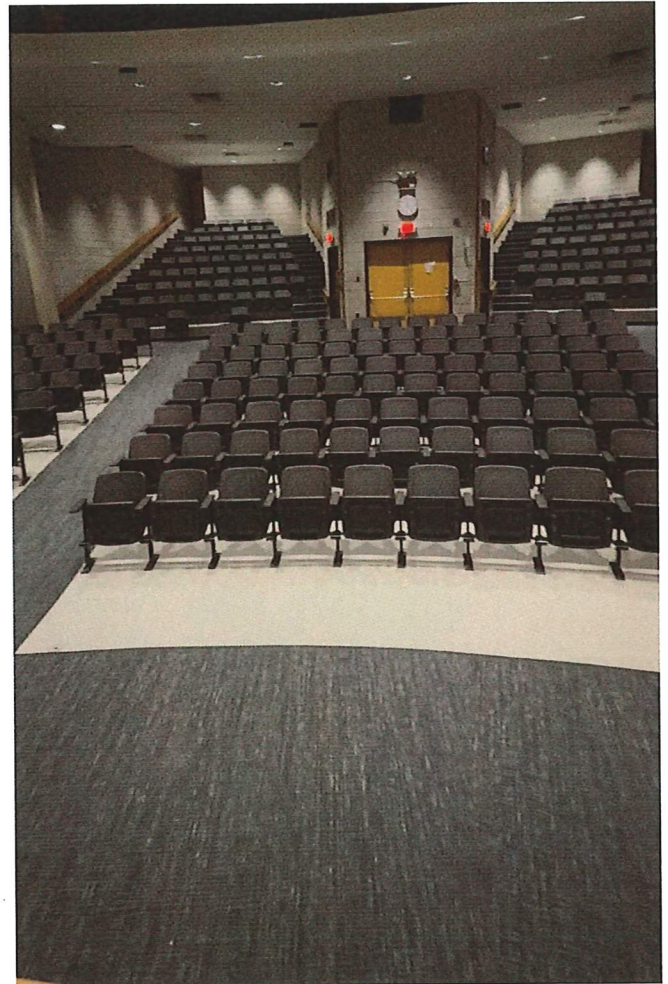
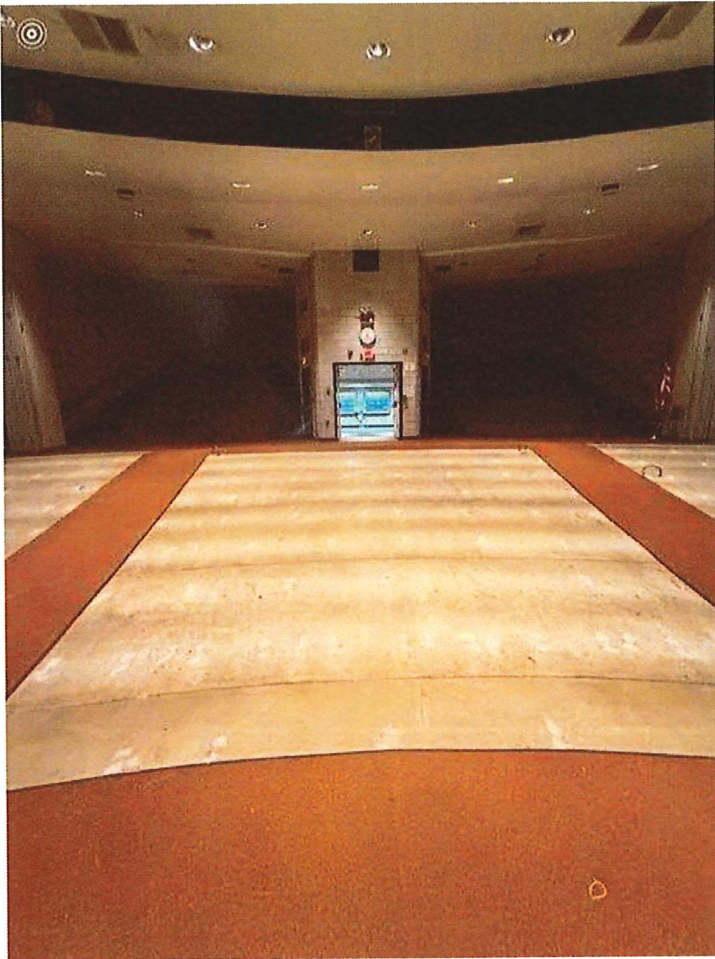


Facilities Department

Cultivating the Brilliance in Each Student

Director of Facilities, Safety & Security- Marco Gaylord.
372 Hunting Hill Avenue, Middletown, CT 06457 Telephone: (860) 638-1408
Email: gaylordm@mpsct.org, Web: www.middletownschools.org

Grease trap at MHS ^ →



Keigwin auditorium chair and rug replacement ^



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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org



← Keigwin school-based health center



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
Email: gaylordm@mpsct.org, Web: www.middletownschoools.org





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
Email: gaylordm@mpsct.org, Web: www.middletownschools.org

Wesley School Beaver Dam ^