

**STATE OF NEW YORK
UNIFIED COURT SYSTEM
OFFICE OF COURT ADMINISTRATION**

**Recommendation of the First Deputy Chief Administrative Judge
Re: Capital Plan Amendment Submitted by the City of Mount Vernon**

SUMMARY

The City of Mount Vernon (“City”) is undertaking a renovation of the police and court facility at 2 Roosevelt Square North to address critical structural, mechanical, and safety deficiencies. The City submitted a capital plan amendment that entails emergency roof repairs. The capital project includes weatherproofing the building, adding insulation, and improving the structural integrity to mitigate ongoing water infiltration issues. The City engaged all parties necessary for this project, and the Unified Court System (UCS) is satisfied with the proposed plan. The plan amendment addresses emergency roof repairs but does not address problems with cooling/HVAC issues within the building and the need for elevator refurbishment. It is recommended that the Board approve the City’s capital plan amendment, with the understanding that further updates are necessary to make the building a suitable and sufficient court facility.

BACKGROUND

The court facility at 2 Roosevelt Square North houses both the police department and the Mount Vernon City Court. It was constructed in 1991 in a colonial revival style. The facility covers 15,800 square feet and has two stories, with a full basement and a small third-floor mechanical penthouse. The police department is located on the first and third floors, and the City Court is on the second floor, along with the District Attorney’s office.

Since at least 2014, there have been issues with roof leaks in the building, which has resulted in ceiling tile stains and damage to court files and resources. At one point in 2022, court staff had to use a hair dryer to salvage damaged files due to the roof leaks.

PROJECT OVERVIEW

The City engaged an architectural design and engineering firm to conduct a Conditions Assessment Report (the Environetics Report or “Report”). The Report determined that there were urgent structural issues that demanded immediate repairs. In November 2024, the City Council authorized Mount Vernon Mayor Shawyn Patterson-Howard to direct the Department of Public Works to solicit proposals to complete the repair and construction work. The City Comptroller was authorized to allocate funds to address emergency repairs. In December 2024, the City Council authorized Mayor Patterson-Howard to enter into contracts with two contractors, Weathertight and NuVista, to conduct emergency repairs.

The City has contracted with Weathertight, a company experienced with insulation and flat roof repairs, to complete the flat roof repairs. The scope of work includes removing the

existing coal tar pitch/gravel roof system. Weathertight will repair the deck, apply primer, apply polyurethane foam, ensure encapsulation of the parapet walls, spray a protective coating, apply a silicone topcoat, and embed ceramic roofing granules. It is estimated that the work will take 20 days to complete. The City has contracted with NuVista to complete pitched/peak roof repairs. The scope of work includes replacing the slate tile roof in slope areas, installing snow guards, removing the existing roof system, installing a new thermoplastic polyolefin membrane roofing system, and conducting clean up and debris removal.

The work is scheduled to begin in the spring of 2025, weather permitting.

BUDGET/FINANCING

The flat roof repairs to be done by Weathertight are estimated to cost \$700,750. The pitched roof repairs to be completed by NuVista are estimated to cost \$620,000. The total cost of the emergency roof repairs is \$1,320,750. The City of Mount Vernon will pay for the project through funding from the American Rescue Plan Act. The City is not seeking state interest aid to fund this project.

OUTSTANDING CAPITAL PLAN ITEMS

In addition to the emergency roof repair, the court facility's Heating Ventilation Air Conditioning (HVAC) system and elevators require attention. Since 2018, there have been problems with the facility's air conditioning system and chiller such that the HVAC is not capable of properly cooling the court facility during the summer months. In the past, the City has worked with UCS to use portable air conditioners that are fueled by generators. UCS paid for the portable air conditioner units from 2019-2021 as a temporary measure. Currently, the courtrooms utilize split air conditioner systems paid for by the City to provide additional cooling in the summer, also as a temporary measure, as the entire facility is still in need of an HVAC update. The elevators in the building are also old and need to be updated. Other necessary repairs or improvements to the building, as identified by subsequent Environetics reports, must also be addressed by the City upon completion of the emergency roof repairs.

RECOMMENDATION

The emergency roof repairs will address structural and mechanical deficiencies to extend the facility's lifespan; improve safety and security for police, court personnel, and court users; restore and enhance facility accessibility and operational efficiency; and ensure compliance with building codes and environmental standards.

The Ninth Judicial District and the Office of Court Administration have reviewed the City's project plans and agree that the emergency roof repairs are critical. First Deputy Chief Administrative Judge Hon. Norman St. George, acting in his official capacity as such duties were designated by the Chief Administrative Judge, recommends the Board approve this capital plan amendment with the understanding that the City will address the HVAC, elevator, and other needs within the building as identified in reports, at a later date.