



CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall
One Roosevelt Square – Room 108
Mount Vernon, NY, 10550
(914) 665-2343 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

December 16, 2024

Honorable City Council Members
Of the City of Mount Vernon
City Hall, Mount Vernon, New York 10550
(Through the Office of the Mayor)

Re: Mount Vernon City Hall Roof Encapsulation – Final Payment (Change Order)

Dear Honorable City Council Members:

On October 17, 2023, this Honorable Body enacted legislation to enter into a contractual agreement with Weather Tight Systems, Inc. for “City Hall Roof Replacement and Repairs” based on the bid received in the amount of \$297,157.00. The goal of this contract was to repair the excessive deterioration of the roofing surface and it’s growing inability to provide a dry work environment, ultimately contributing to a detrimental and hazardous working condition for employees of the facility. Particularly those occupying the upper floor right below the previously unaddressed metal surface roof areas.

The Mount Vernon City Hall - Roof, located at 1 Roosevelt Square in Mount Vernon, has three (3) distinct roof surface areas which make up the entirety of the City Hall roof structure. Commonly referred to architecturally as a “Mansard” roof type, which is a multi-sided gambrel-style hip roof characterized by two slopes on each of its sides. The City Hall - Roof has had 2 of 3 of its roof surfaces addressed and satisfactorily repaired. These (2) being the horizontal surface areas making up the top and lower portion of the roof configuration.

Over the years the sloped “Metal” roof areas, or the “3rd” area, were scarcely maintained only occasionally receiving a coat of exterior metal paint, or two. Unfortunately, there also weren’t many ways to deal with exterior metal finished roof areas until the last 10-15 years. Partial removal of the horizontal roof surfaces and remedial repairs of the parapet masonry at the roof level, in addition to the installation of a new Spray Foam Insulating Surface Coating over the (2) horizontal roof surfaces substantially reduced the water / moisture penetration problems at the lower floor areas.

During construction it was identified that to complete the entire encapsulation of the City Hall Roof by applying Spray Foam Insulating Surface Coating would require additional material installed over the sloped “Metal” roof surfaces which makes up the remaining 3rd portion of the roof configuration. In lieu of the final application of spray foam material being applied to the slope metal roofing areas at that time,

“The Jewel of Westchester”

additional repair and prep work was performed at those areas in anticipation of the final Spray Foam application being applied sometime in the foreseeable future.

The additional repairs and temporary patch and prep work has held up considerable and a reduction in water penetration has been noted. In the future when the entire metal roof area is totally encapsulated the roof will provide a moisture resistant barrier which will sub-side interior deterioration due to moisture penetration and will also result in lower energy costs because of the insulating component of the Spray Foam.

This area, which makes up the top portion of the "*Building Envelope*" is arguably the most important portion of the "*Building Envelope*" and tremendously affects the ability to keep warm or cold air indoors and more importantly prevents the passage of water and condensation between the exterior and interior of the building.

Please see below for the budget breakdown:

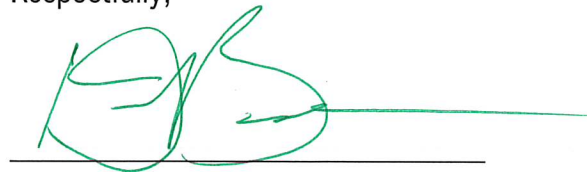
Description	PAID	CONTRACT AMOUNT
Original Roofing Contract (13,150SF)		\$297,157.00
50% Due Upon Contract Signing (PAID)	\$148,578.50	
50% Due Upon Completion of Project (PAID)	\$148,578.50	
Sub-Total		\$297,157.00
Additional Repairs on Metal Roof (UNPAID)	\$57,550.00	
Grand-Total		\$354,707.00

We hereby request that the Final Payment (Change Order) in the amount of **\$57,550.00** be approved for payment to Weather Tight Systems, Inc.

Funding for this payment is available via ARPA: City Owned Property – **H1620.203.C930**

If this meets with the approval of your Honorable Body, please kindly have the necessary legislation enacted.

Respectfully,



Damani L. Bush
Commissioner of Public Works
Cc: Comptroller's Office / File
DB/jp

Attachments: Weather Tight Invoice #9319-A