



BUILDING CONDITION SURVEY + FIVE YEAR PLAN PROJECT DISCUSSION

MOUNT VERNON CITY SCHOOL DISTRICT
MT. VERNON, NEW YORK

NOVEMBER 2023



THE DISTRICT: FACILITIES & INVESTMENT

Comprised of 18 buildings: 3 High Schools; 13 Elementary Schools; 2 Support Buildings

Total Building Area = 1,550,000 GSF

Average age of school building = 77 years;

Total Campus Acreage = 100+

Replacement Value of 18 Bldgs. = \$940,000,000

Building Condition Survey is required by NY State Education Department (SED) every 5 years.

5-Year Capital Plan Report must include work items to bring a building back into 'Satisfactory Condition'.

Health & Life Safety categories are prioritized as required work to be completed within the 5-year period.

Industry Standard Maintenance: 2-5% of the replacement value should be spent annually to maintain facilities



ASSESSMENT & PLANNING TASKS PERFORMED

Reviewed Existing Plans and Reports

Interviewed Administrators and Staff

Visual Inspections (VI) and Building Condition Survey (BCS) of School Buildings & Site

– Prioritize Health & Life Safety

- Architectural & Structural Elements
- Mechanical, Electrical, Plumbing/Fire Protection Systems, Security
- Roof and Exterior Building Enclosure

Prepared Written and Photographic Documentation – Focus on Infrastructure

Code Review: Building Code, Fire, Energy, Accessibility Codes

Prepared Budget Estimates and Draft Report



Category A

- Priority 1: **Life Safety**
(Infrastructure related projects that must be addressed immediately)
- Priority 2: **Health & Safety or Property Damage**
(Infrastructure related projects that must be completed within 5 years)
- Priority 3A: **Infrastructure: Building Envelope + Critical Interiors/Site**
(Infrastructure related projects that should be completed within 5 years)

Category B

- Priority 3B: **Age Related or Required Per New Code**
(Program related projects and work that should be completed within 5-10 years)
- Priority 4: **Desirable Upgrades**
(Program related and other projects to consider)



Category A

Category A (ACTIONABLE): \$ 105.0 MM

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|--------------|---|------------|
| Priority 1: | Life Safety
(Infrastructure related projects that must be addressed immediately) | \$ 14.6 MM |
| Priority 2: | Health & Safety or Property Damage
(Infrastructure related projects that must be completed within 5 years) | \$ 32.0 MM |
| Priority 3A: | Infrastructure: Building Envelope + Critical Interiors/Site
(Infrastructure related projects that should be completed within 5 years) | \$ 58.4 MM |

Category B

Category B (DEFERRED): \$ 290.4 MM

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|--------------|---|-------------|
| Priority 3B: | Age Related or Required Per New Code
(Program related projects and work that should be completed within 5-10 years) | \$ 179.1 MM |
| Priority 4: | Desirable Upgrades
(Program related and other projects to consider) | \$ 111.3 MM |

TOTAL Category A+B : \$ 395.4 MM



MOUNT VERNON CSD – Category A ≈ \$105 MM

SUMMARY OF ALL IDENTIFIED WORK, BY PRIORITY

	Year Built	Age	Replace?	Building	CATEGORY A			CATEGORY B		2023 Total (Priority 1-4)	Cost per Square Foot
					Priority 1	Priority 2	Priority 3A	Priority 3B	Priority 4		
HS	1925	98		Denzel Washington SofPA	\$ 429,035	\$ 2,129,882	\$ 2,352,060	\$ 14,001,306	\$ 14,389,710	\$ 33,301,993	\$ 258
	1915	108		Mount Vernon STEAM	\$ 97,022	\$ 929,265	\$ 4,242,910	\$ 14,869,247	\$ 14,424,892	\$ 34,563,337	\$ 313
	1962	61		Mount Vernon High School	\$ -	\$ 4,211,236	\$ 23,685,903	\$ 31,359,671	\$ 11,087,936	\$ 70,344,746	\$ 172
PRE-K - 8 SCHOOLS	1979	44		Lincoln Elementary School	\$ 4,575,977	\$ 842,882	\$ 6,690,698	\$ 8,566,018	\$ 5,224,295	\$ 25,899,870	\$ 284
	1936	87		Cecil H. Parker Elementary	\$ 233,328	\$ 2,255,212	\$ 215,165	\$ 14,548,881	\$ 7,246,974	\$ 24,499,560	\$ 380
	1950	73		Hamilton Elementary School	\$ -	\$ 3,690,155	\$ 2,129,754	\$ 13,939,056	\$ 5,778,808	\$ 25,537,773	\$ 428
	1968	55		Traphagen Elementary School	\$ 2,678,353	\$ 3,858,525	\$ 1,664,674	\$ 17,369,722	\$ 3,289,720	\$ 28,860,994	\$ 484
	1931	92		Williams Elementary School	\$ 124,156	\$ 4,551,626	\$ 1,806,621	\$ 8,012,465	\$ 5,743,058	\$ 20,237,927	\$ 343
	2004	19		Grimes Elementary School	\$ 224,174	\$ 297,209	\$ 2,021,616	\$ 3,558,759	\$ 2,469,092	\$ 8,570,850	\$ 143
	1896	127		Graham Elementary School	\$ 7,063	\$ 818,057	\$ 976,186	\$ 12,105,223	\$ 8,977,370	\$ 22,883,899	\$ 297
	1924	99	Y	Columbus Elementary	\$ 1,527,232	\$ 1,814,477	\$ 4,097,514	\$ 7,852,937	\$ 8,820,638	\$ 24,112,798	\$ 277
	2004	19		Benjamin Turner Elementary	\$ 37,564	\$ 1,114,096	\$ 168,428	\$ 8,185,507	\$ 1,732,663	\$ 11,238,258	\$ 131
	1922	101	Y	Rebecca Turner Elementary School	\$ 1,850,241	\$ 2,581,121	\$ 4,923,180	\$ 8,025,228	\$ 10,286,520	\$ 27,666,290	\$ 437
	1930	93		Pennington Elementary School	\$ -	\$ 480,378	\$ 208,970	\$ 3,412,395	\$ 4,366,853	\$ 8,468,595	\$ 135
1954	69		Holmes Elementary School	\$ 2,611,091	\$ 2,277,727	\$ 849,859	\$ 10,748,159	\$ 7,438,803	\$ 23,925,639	\$ 362	
OTHER	1962	61		Board of Education Center	\$ -	\$ 137,550	\$ 727,857	\$ 2,583,771	\$ -	\$ 3,449,177	\$ 163
	1963	60	Y	Maintenance Garage	\$ 240,225	\$ -	\$ 1,595,383	\$ -	\$ -	\$ 1,835,608	\$ 746
Average											
				Total	\$ 14,635,460	\$ 31,989,398	\$ 58,356,778	\$ 179,138,344	\$ 111,277,332	\$ 395,397,313	

* All costs shown in presentation are 'Total Costs' which include Estimated Cost of Construction, Project Costs, and escalation (6.25% for 2024 and 4% thereafter).

* Due to current inflation of construction material, we recommend carrying an additional 10% contingency which is not included in the work estimate.

ROOFING - CATEGORY 'A' ≈ \$38.6 MM



ROOFING: ≈ \$38.6 MM

13 Buildings: 2 HS, 10 Elem, 1 Support Building

Denzel Washington School of the Arts:	\$ 300,000
Mount Vernon High School:	\$ 20,900,000
Lincoln Elementary:	\$ 4,600,000
Cecil H Parker Elementary:	\$ 205,000
Hamilton Elementary:	\$ 2,350,000
Traphagen Elementary:	\$ 2,620,000
Grimes Elementary:	\$ 1,635,000
Columbus Elementary:	\$ 1,270,000
Benjamin Turner Elementary:	\$ 52,000
Rebecca Turner Elementary:	\$ 1,850,000
Pennington Elementary:	\$ 7,000
Holmes Elementary:	\$ 2,585,000
Maintenance Garage @ MVHS:	\$ 240,000



MEP SYSTEMS - CATEGORY 'A' ≈ \$26 MM

MECHANICAL/ELECTRICAL: ≈ \$26 MM

17 Buildings: 3 HS, 12 Elem, 2 Support Building

Denzel Washington School of the Arts:	\$ 1,180,000
Mount Vernon STEAM:	\$ 500,000
Mount Vernon High School:	\$ 2,000,000
Lincoln Elementary:	\$ 600,000
Cecil H Parker Elementary:	\$ 1,700,000
Hamilton Elementary:	\$ 1,100,000
Traphagen Elementary:	\$ 3,350,000
Williams Elementary:	\$ 3,900,000
Grimes Elementary:	\$ 430,000
Graham Elementary:	\$ 785,000
Columbus Elementary:	\$ 1,730,000
Benjamin Turner Elementary:	\$ 495,000
Rebecca Turner Elementary:	\$ 4,270,000
Pennington Elementary:	\$ 475,000
Holmes Elementary:	\$ 2,165,000
Board of Education Center:	\$ 100,000
*Maintenance Garage @MVHS:	\$ 1,155,000

*Maintenance Garage @MVHS: Due to the high costs of work attributed to this structure, an estimate for total replacement was prepared. The **\$1.8 MM new building** estimate was equivalent to the cost of all repairs identified in the survey.



BUILDING ENVELOPE + WINDOWS - CATEGORY 'A' ≈ \$32.4 MM

BUILDING ENVELOPE: ≈ \$9.3 MM

17 Buildings: 3 HS, 12 Elem, 2 Support Buildings

Denzel Washington School of the Arts:	\$ 1,555,000
Mount Vernon STEAM:	\$ 350,000
Mount Vernon High School:	\$ 970,000
Lincoln Elementary:	\$ 1,590,000
Cecil H Parker Elementary:	\$ 205,000
Hamilton Elementary:	\$ 60,000
Traphagen Elementary:	\$ 520,000
Grimes Elementary:	\$ 325,000
* Williams Elementary:	\$ 145,000
Graham Elementary:	\$ 615,000
* Columbus Elementary:	\$ 1,245,000
Benjamin Turner Elementary:	\$ 6,000
Rebecca Turner Elementary:	\$ 845,000
Pennington Elementary:	\$ 75,000
Holmes Elementary:	\$ 515,000
Board of Education Center:	\$ 175,000
Maintenance Garage @ MVHS:	\$ 45,000

WINDOWS: ≈ \$23.1 MM

14 Buildings: 3 HS, 10 Elem, 1 Support Building

Denzel Washington School of the Arts:	\$ 275,000
Mount Vernon STEAM:	\$ 4,245,000
Mount Vernon High School:	\$ 2,090,000
Lincoln Elementary:	\$ 5,000,000
Hamilton Elementary:	\$ 2,040,000
Traphagen Elementary:	\$ 1,000,000
* Williams Elementary:	\$ 1,805,000
Graham Elementary:	\$ 360,000
* Columbus Elementary:	\$ 3,105,000
Benjamin Turner Elementary:	\$ 145,000
Rebecca Turner Elementary:	\$ 2,125,000
Pennington Elementary:	\$ 45,000
Holmes Elementary:	\$ 325,000
Board of Education Center:	\$ 555,000

*Columbus ES and Williams ES are currently being studied to determine the cost to restore the exterior envelope to 'good' condition including roof, masonry, windows, structure, and foundation. The value of this restoration will be included in later bond development presentations



SITE, SECURITY, GEN INFRASTRUTURE - CATEGORY 'A' ≈ \$8 MM

SITE, SECURITY, GEN INFRASTRUTURE: ≈ \$8 MM

17 Buildings: 3 HS, 12 Elem, 2 Support Buildings

Denzel Washington School of the Arts:	\$ 1,600,000
Mount Vernon STEAM:	\$ 175,000
Mount Vernon High School:	\$ 1,920,000
Lincoln Elementary:	\$ 312,000
Cecil H Parker Elementary:	\$ 590,000
Hamilton Elementary:	\$ 275,000
Traphagen Elementary:	\$ 715,000
Williams Elementary:	\$ 615,000
Grimes Elementary:	\$ 150,000
Graham Elementary:	\$ 40,000
Columbus Elementary:	\$ 90,000
Benjamin Turner Elementary:	\$ 620,000
Rebecca Turner Elementary:	\$ 260,000
Pennington Elementary:	\$ 85,000
Holmes Elementary:	\$ 155,000
Board of Education Center:	\$ 35,000
Maintenance Garage @ MVHS:	\$ 395,000

