



The Plaza Building

5 North Gay St

(Established in 1974)



Mount Vernon



Gay St. Public Entrance

The entrance steps sit in disrepair, forcing visitors to navigate crumbling concrete, sloping steps and safety tape as they enter the building.



Rusted and worn concrete and brick at the entrance of the building.



Outdoor entrance steps are damaged and set at a slope creating an increased fall risk.



Damaged Steel Support Beams

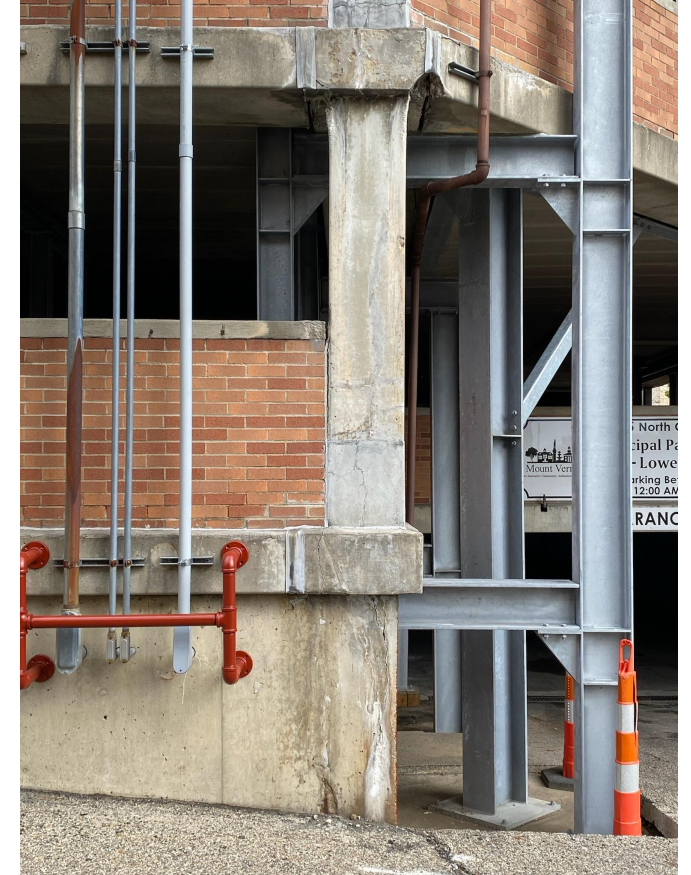
In 2012, a Vertical Structural I-Beam Support was found so rusted it needed to be patched. The extreme rust damage was the result of water penetration from the front deck. Repairs have been made but the overall integrity of the steel has been compromised.



Parking Garage



Additional steel beams have been added to support the foundation of the Plaza Building over the parking garage. These steel support beam projects took place once in 2008 and again in 2023 to prevent catastrophic damage to the building.



Crumbling Foundation

As seen in the pillars of the garage, the weight of the building coupled with poor construction is causing severe deterioration of the foundation. This is evidenced by crumbling concrete, uneven walls, and the need for additional steel support beams.

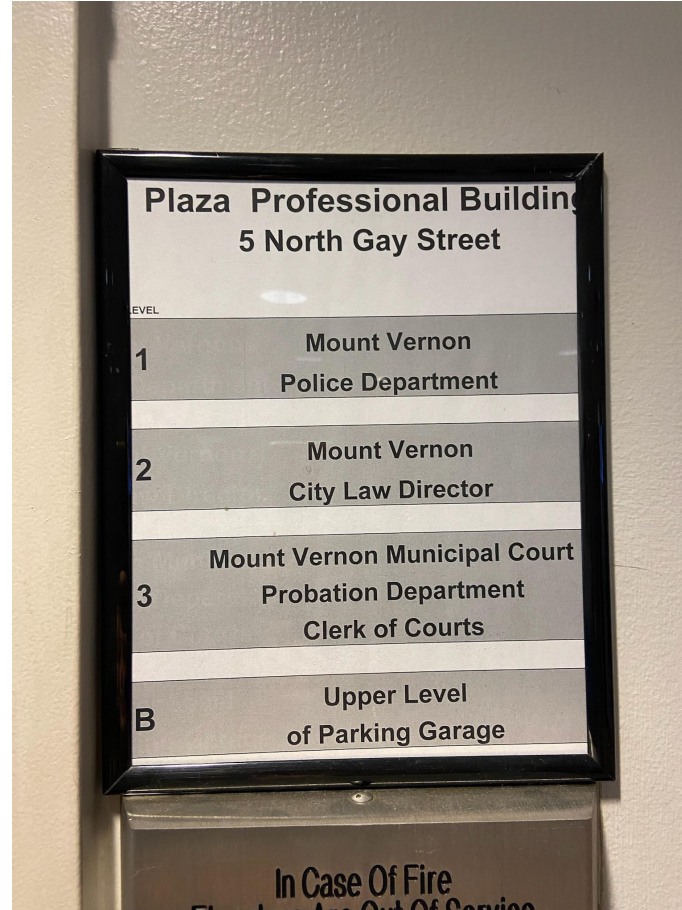


Unstable Foundation

The underlying support for the building is unstable, resulting in transverse cracks in floors that continually shift. One such crack has a 3/4in height differential.



Lack of ADA Compliance



Inside, the design of the building is not ADA compliant, making it difficult for disabled and handicapped individuals to navigate these public offices. The main elevator and many of the doorways are too narrow to allow a standard wheelchair to fit through reasonably.

Interior Safety Concerns

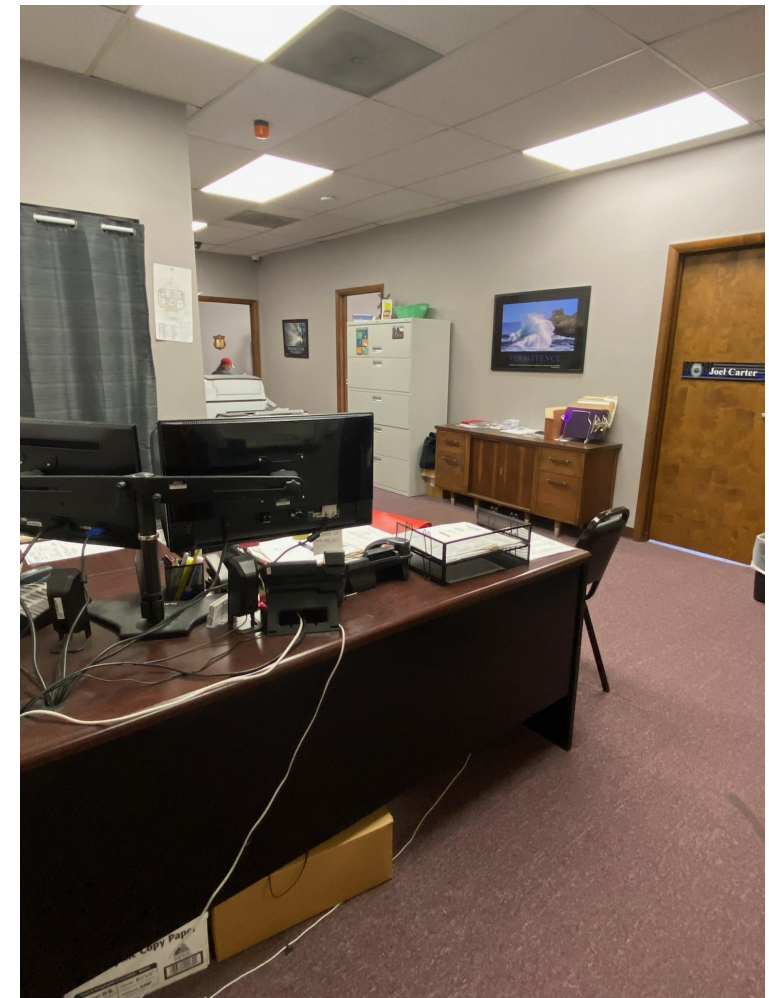
The hallway and office design in the Plaza Building lacks secondary exit points, allowing little to no separation between areas accessible to the public and the Law Enforcement, Probation, and Law Administration offices. In addition, unauthorized rooms are accessible to the public due to inadequate safety measures set at access points.



Probation Department



Due to a lack of space, the Probation office waiting area is a multi-use room, meaning it must be shared by both probationers and defendants. Lack of a staff bathroom also means staff must use the unisex drug-testing facilities that cause a lack of privacy amongst employees within the same department.





The current design of the 3rd level floorplan for probation department use allows improper access through staff and storage areas to enter landlocked classrooms within the building.



A stairwell leading directly to Judge Thatcher's office can be accessed by the public, putting him and his staff at risk of a potential threat and breach in security.

Non-Compliant Fire Safety Regulations

The lack of an interior Fire Suppression System currently does not comply with modern fire safety standards. There is no active sprinkler system installed anywhere in the building. Unfortunately, employees are forced to implement a manual air horn system instead of regulation smoke alarms. There are also no security alarm systems within the building.



Fans are needed to constantly cool the computer server equipment in order to prevent fire damage to the building and loss of server data.



Ineffectual Water Heating System

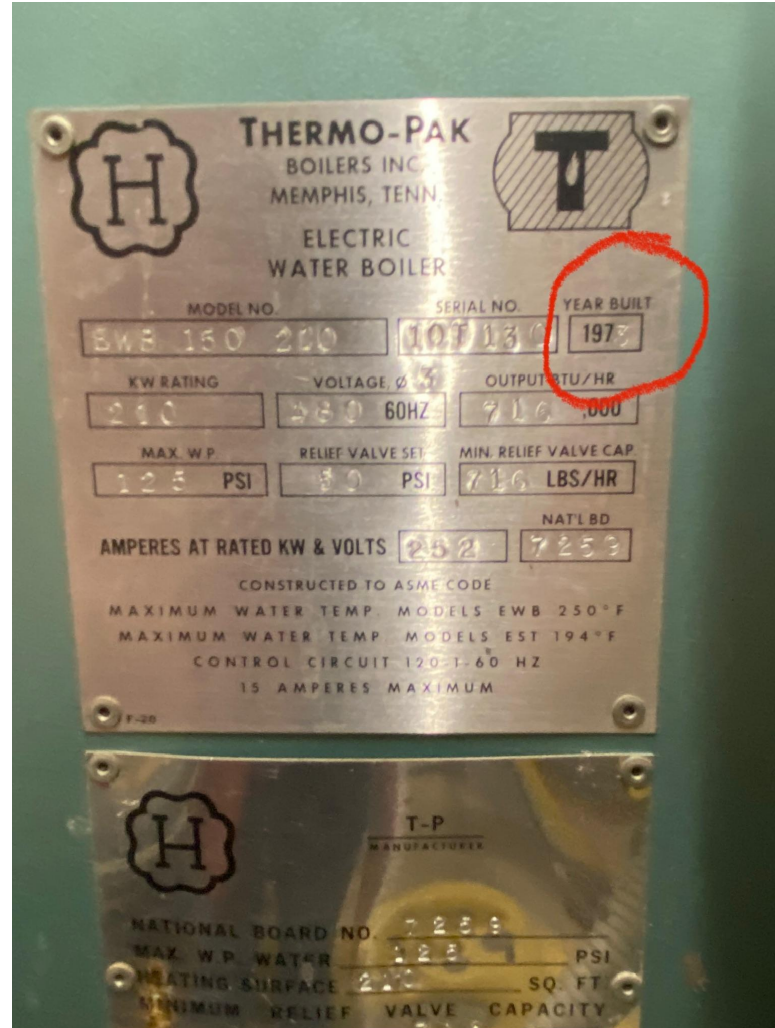
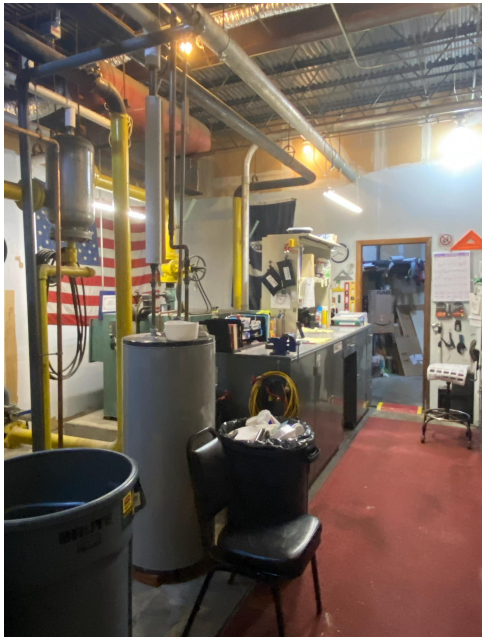
There is little to no hot water readily available in the majority of the building, specifically the second and third floors, even in winter months.



Multi-purposed and Over-crowded Rooms

Many rooms in the Plaza Building have been transitioned into multi-purpose areas, including the Training/Conference/Evidence room shown to the right and the Drug Analysis Lab to the left.





Heating System

The building is heated by a singular boiler original to the building, from 1973. If it ever breaks it would leave the building without heat for weeks to months before a replacement could be installed. Coupled with insufficient insulation, the heating system fails to provide adequate heating to the building, especially in winter.

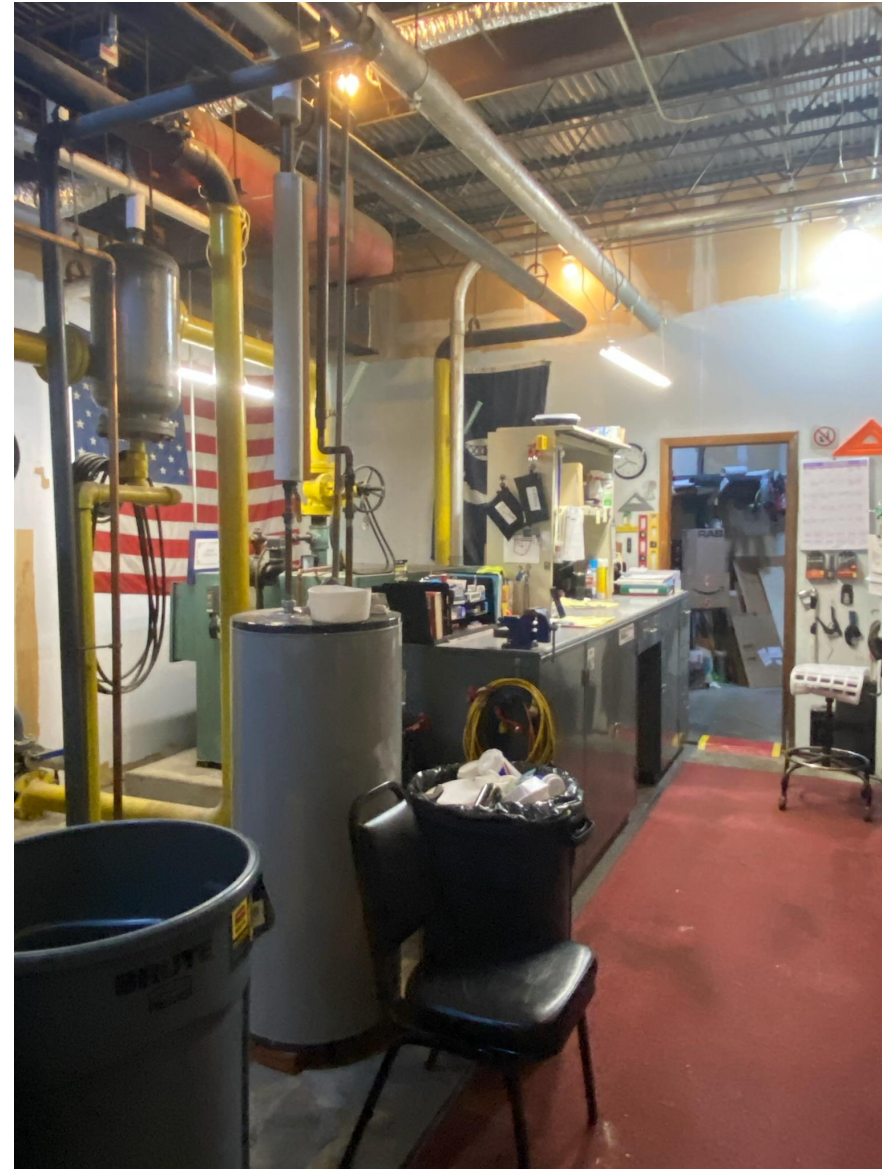


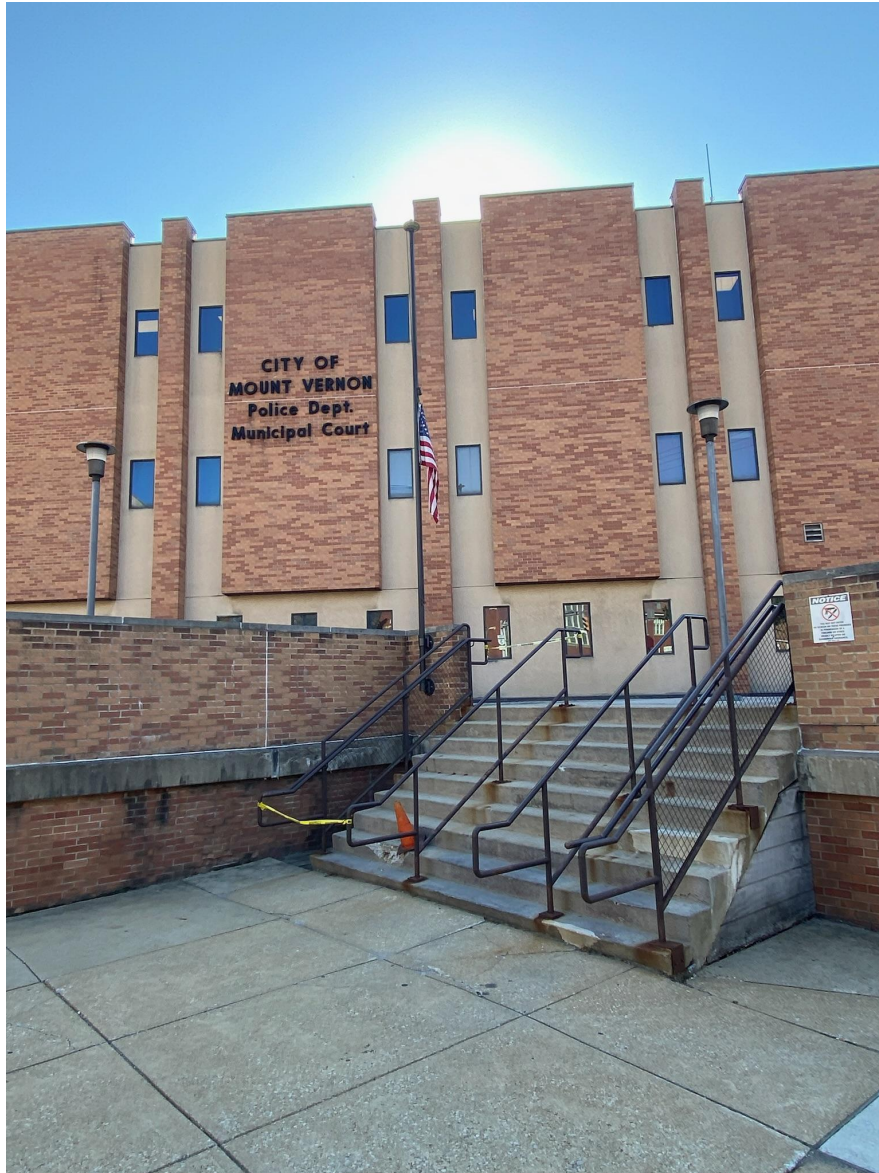
HVAC System

The twenty-year-old cooling tower for the Plaza Building is also at risk of fault and further deterioration. This supplies the air conditioning for the entire building.

Steep Heating Costs

In the past 11 months, the City of Mount Vernon has spent \$48,025.28 on electricity for the Plaza Building due to inadequate insulation. This is a \$2,224.64 increase from the year before, a trend that is projected to continue in the years to come.





It's Time to Invest

- Your current facility has outlived its purpose.
- The City of Mount Vernon is growing.
- Court procedures have changed (more on education).
- Building for future generations of citizens.
- Investing now is central to Mount Vernon's mission.