

The elevated decks are constructed of cast-in-place post-tensioned concrete. The post-tensioning system is a single strand, unbonded system. The concrete is air-entrained to reduce freeze-thaw susceptibility. The garage has no expansion joints except at the transition from slab-on-grade to elevated deck.

The garage is primarily occupied during daily business hours and is occupied by both monthly parkers, as well as daily transients.

Tenant space is located along the State Street façade at the first level and is currently occupied by Municipal Parking.

The garage is presently owned and maintained by the City of Rochester.

The High Falls Garage was visually inspected in 2021. The ratings and discussion in this report are based on the results of the 2021 inspections only.

The following maintenance repair items have either been performed or are scheduled to be performed at this facility within the next year:

- (2010) - Coating of landings in southwest stair tower
- (2010) - Miscellaneous repair of concrete, expansion joints and coatings
- (2013) - Coating of ground to 2nd level of north and west stair towers
- (2013) - New decorative lighting at southwest stair tower
- (2013) - New lighting over Commercial Street storefronts
- (2014) - Replacement of the southwest elevator
- (2014) - Stair repairs and coatings in the southwest stair tower
- (2015) - Replacement of northeast elevator including replacement of shaft roofing
- (2016) - Additional stair repairs and coatings in the southwest stair tower
- (2017) - Revenue Control Equipment replacement
- (2017) - Miscellaneous stair and nosing repairs
- (2018) - Application of penetrating sealer to decks on levels 2 through roof
- (2018) - Elevator Door Decals
- (2021) - Misc concrete repair and painting at the SW stairtower

An updated 5-year plan has been included in Section 4 of this report based on the above list of completed and/or scheduled work items.

