

Maintenance Jurisdiction for the Genesee Crossroads Garage Parking Garage

March 8, 2024

This document summarizes the maintenance jurisdiction for the Genesee Crossroads Parking Garage and supporting Plaza.

Background

Charles Carroll Plaza (the Plaza) is 3.34 acres urban plaza located on the west side of the Genesee River between Main Street and Andrews Street in the City of Rochester's Center City Riverfront District. Built in 1969, most of the plaza is situated on top of the Genesee Crossroads Parking Garage (the Garage) beneath.

Currently under construction, a major reconstruction project with an estimated cost of \$26M, of which Phase 2 consists of removing the existing Plaza to perform structural repairs to the underlying garage roof slab, replace the roof slab membrane waterproofing system, reconstruct and revitalize the riverfront Plaza with upgrades to the riverfront promenade, public open space, park amenities and accessibility improvements.

The Garage roof slab and supporting beams of the roof slab act as the structural foundation of the Plaza and will be referred to as the Plaza foundation. The maintenance jurisdiction for structural, electrical, mechanical and plumbing components of the Plaza and Garage are summarized on the tables within. An attached plan, section and elevation is included to help illustrate the maintenance limits.

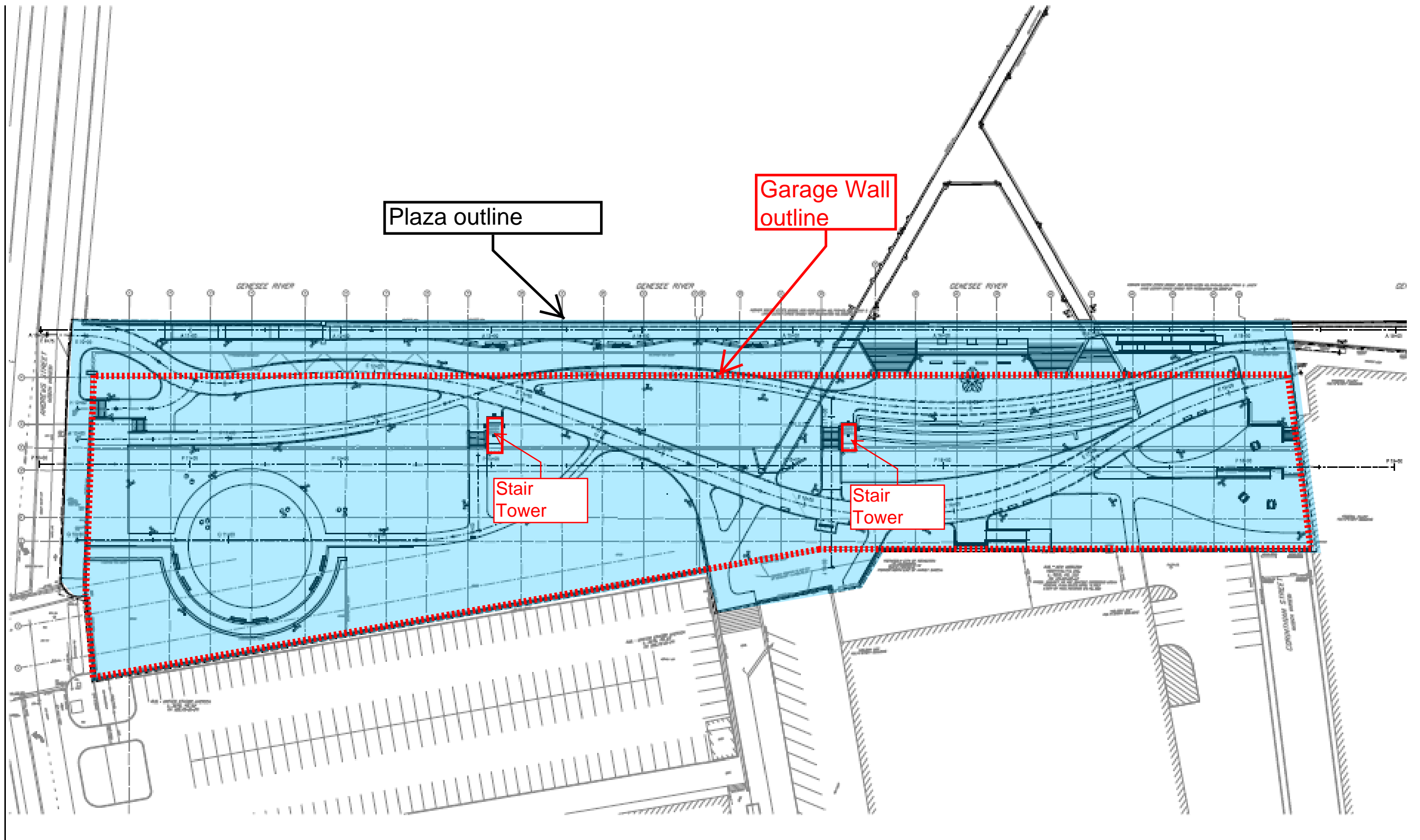
Maintenance Jurisdiction Tables

<i>Component</i>	City of Rochester Maintenance Jurisdiction Table
<i>Structural</i>	Plaza <ul style="list-style-type: none"> Granite curbs, concrete stairs, walls, walkways, guard rails, landscaping, lights and light poles, drainage and piping, benches, sculptures and canopy structures. Finished grading, root barrier, lightweight foam fill. Concrete walkways, plantings and park amenities. Wall caps and guard railing attached to the perimeter walls of the Garage.
	Plaza foundation <ul style="list-style-type: none"> Concrete slab. Concrete beams supporting the slab.
	Plaza foundation waterproofing and expansion joints system <ul style="list-style-type: none"> The existing Plaza foundation is topped with a lightweight concrete topping slab sloped for drainage. The liquid applied waterproofing system is adhered to the Plaza foundation slab and walls of the garage and stair towers.
<i>Electrical</i>	Electrical power systems to be separately metered within the Garage for the Plaza and Sister Cities Bridge lights and receptacles.
	City security cameras
<i>Plumbing</i>	Plaza drains and piping related to the Plaza.
	Cold-water branch piping within the garage for hose bibs on the Plaza.

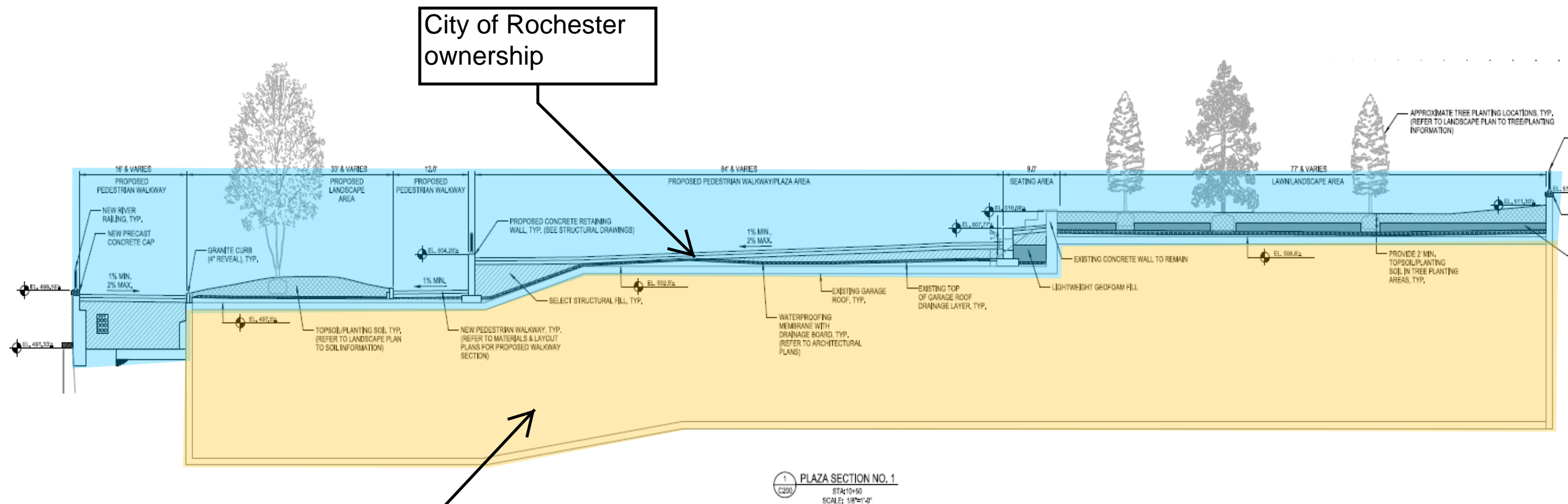
Table 1

<i>Component</i>	Purchaser Maintenance Jurisdiction Table
<i>Structural</i>	Concrete foundations, columns and beams supporting the Garage.
	Exterior metal panels systems and signage of the Garage.
	Exterior and interior doors and windows of the Garage and Stair Towers.
	Cathodic protection system below Plaza level.
	Interior and exterior Garage walls.
	Stair Towers <ul style="list-style-type: none"> Stair treads Railing Lighting Doors and Windows Exterior wall panel system Roof decks and waterproofing systems
<i>Mechanical Electrical Plumbing & Fire Protection</i>	Electrical power systems, lighting and exit signage.
	Revenue Control System.
	Fire and life safety systems. Fire standpipe systems.
	HVAC systems.
	Emergency backup power systems (generators, panels).
	Plumbing and drainage systems for the Garage.
	Water service within the Garage.

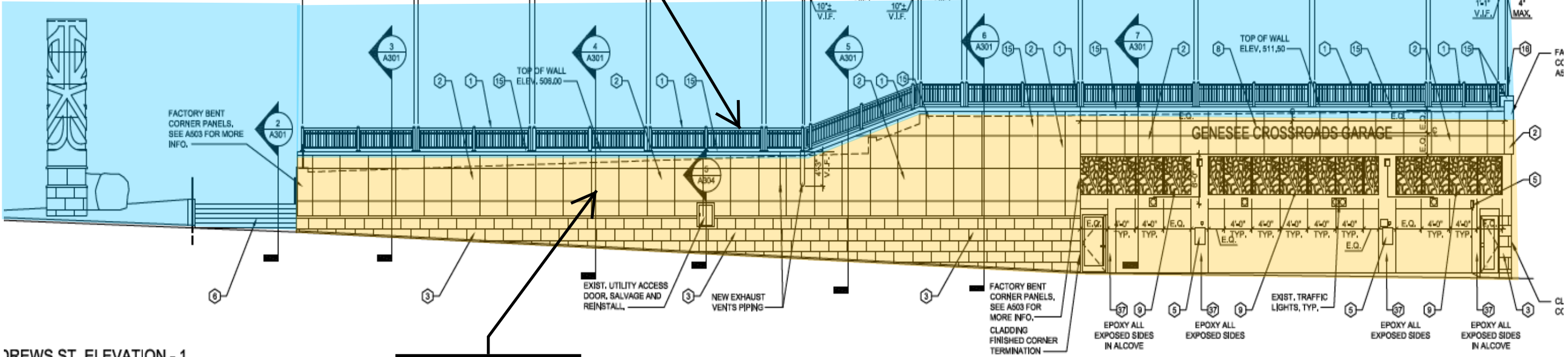
Table 2



Plan



City of Rochester
ownership



DREWS ST. ELEVATION - 1

Purchaser
ownership

Elevation