

A primary goal of the garage maintenance program is to address items before they become a safety and/or structural integrity issue. Parking garages are regularly exposed to the varying and often harsh weather conditions. In the northeast United States, the temperatures, rain, snow and road salts can all combine to shorten the life of a garage, if not maintained correctly.

While some of the noted items within the garage have been addressed under recent Garage Maintenance Contracts, the long-term durability of the structure requires regular monitoring and maintenance.

4. Maintenance and Repair Estimates

CITY OF ROCHESTER PARKING GARAGE C.I.P. (5 YEAR PLAN)						
CROSSROADS PARKING GARAGE	ESTIMATED COST:					
REPAIR ITEMS:	2023	2024	2025	2026	2027	5-YEAR TOTAL
DECK WATERPROOFING (ISOLATED REPAIRS)	\$ -	\$ -	\$ 80,000.00	\$ 80,000.00	\$ 30,000.00	\$ 190,000.00
CONCRETE REPAIR TO STRUCTURAL DECK / BEAMS / COLUMNS / WHEEL STOPS	\$ -	\$ -	\$ 40,000.00	\$ 60,000.00	\$ -	\$ 100,000.00
EXPANSION JOINT REPAIR / REPLACEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COVE / VERTICAL / HORIZONTAL SEALANT	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 20,000.00
BARRIER CABLE / BOLLARD REPAIR / WHEELSTOPS / CURBS / REVENUE CONTROL MISC. WORK	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00
FAÇADE REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STAIR MASONRY AND NOSING REPAIRS	\$ -	\$ -	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00
MECHANICAL & STEAM SYSTEM REPAIRS / REPLACE	\$ -	\$ -	\$ 70,000.00	\$ 115,000.00	\$ -	\$ 185,000.00
UPDATE GARAGE LEVEL, STAIRWAY, TRAFFIC & STRIPING SIGNAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING, DRAINAGE & FIRE PROTECTION REPAIR / REPLACEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL REPAIRS, LIGHTING, EXIT SIGNAGE, MISC. *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIRE ALARM SYSTEM REPLACEMENT & C.O. DETECTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DOORS / HARDWARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MASONRY REPAIR	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
IMPROVE DRAINAGE ON D LEVEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REPLACE EXISTING DIESEL EMERGENCY GENERATOR W/ NEW NATURAL GAS GENERATOR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2023 TOTAL	2024 TOTAL	2025 TOTAL	2026 TOTAL	2027 TOTAL	OVERALL TOTAL
CROSSROADS SUB TOTAL	\$ -	\$ 60,000.00	\$ 255,000.00	\$ 265,000.00	\$ 30,000.00	\$ 610,000.00
DESIGN / CONTINGENCY / RPR	\$ -	\$ 22,200.00	\$ 94,350.00	\$ 98,050.00	\$ 11,100.00	\$ 225,700.00
CROSSROADS TOTAL	\$ -	\$ 82,200.00	\$ 349,350.00	\$ 363,050.00	\$ 41,100.00	\$ 835,700.00

* Costs for lighting replacement are not included in this 5-Year Plan and will be secured using other funding

RED = High Priorities
BLUE = Medium Priority
GREEN = Low Priority

