

Mortimer Street Garage Demolition

Rochester, New York

PROJECT STATISTICS

Client:

City of Rochester

Project Cost:

\$1.6 Million

Completion Date:

September 2007



The demolition of City’s Mortimer Street parking garage was both an engineering and environmental challenge. The deteriorated eight story parking structure had to be surgically removed from between two structures, one being the historic Edwards Building, in the heart of downtown.

The proposed Renaissance Square Project requires removal of several existing buildings, the first of which was the Old Mortimer Street Garage – an eight-level reinforced concrete structure built in the mid-1950s. The garage was condemned by the City of Rochester several years ago due to structural issues.

Passero Associates was selected by the City of Rochester to design the demolition in a secure, environmentally sustainable manner, including preparation of the building demolition contract documents.

Prior to the demolition work beginning, a large amount of asbestos and hazardous material had to be safely removed from the structure and disposed of in a NYSDEC permitted landfill.

Since the old garage sits between an historic structure and an active parking garage, surgical demolition with the use of a high-reach hydraulic excavator was required – explosives were not permitted. A shared load bearing wall between the old and new garage required a detailed staging plan for removal. Unique staging of the first floor slab removal was also required to ensure the foundation walls that support Mortimer Street and Division Street didn’t collapse due to loss of lateral support. The project also required the contractor to salvage and reuse as much of the structure as possible. The material recycling effort involved separating approximately 200 tons of reinforcing rods from 25,000 tons of brick and concrete. The concrete was rubbelized for use as clean fill to fill in the two-story basement.

The public outreach program developed for this project was greater than most. Generic public meetings on projects with rental properties are typically not well attended. Consequently, key stakeholders are often not aware of the impending project or its temporary impact to the area. To counter this, we met with each individual building tenant to explain the project, and followed up with telephone calls to property owners.

