

Capital Improvement - Financial Responsibility Listing

Phase 1 - Garage and Plaza: Addresses Imminently Dangerous Conditions, Code Violations, and Park Improvements

Scope of Work	Provides Funding for Indirect Costs	Provides Funding for Direct Costs
All waterproofing for the Garage including the roof, walls, and decks (including 4th level)	Buyer	Buyer
Cherry Street entrance/exit ramp retaining wall structural repairs and waterproofing.	Buyer	Buyer
Removal of loose spalls' concrete repairs through the garage including overhead, wall and deck spalls at exhaust fan rooms new electric room, entrance/exit ramps etc.	Buyer	Buyer
Repair/grout and seal cracks throughout Garage	Buyer	Buyer
New emergency generator	Buyer	Buyer
Garage related MEP/life safety upgrade	Buyer	Buyer
Install new handicapped accessible elevator to Park/Street Level (5 stops central shaft)	Buyer	Buyer
Park improvements	City	City

Phase 2 - Garage and Plaza: Comprehensive Renovation Project

Scope of Work	Provides Funding for Indirect Costs	Provides Funding for Direct Costs
Install new steel stair and railing system for (2) two stairways (16th & Arch and 15th & Arch Streets)	Buyer	Buyer
Stabilize all exterior panels at entrance/exit ramps/all stairways) Reseal all panel joints as needed	Buyer	Buyer
Capital concrete and cracks repairs	Buyer	Buyer

Visitors Center and MSB Utility Separation

Scope of Work	Provides Funding for Indirect Costs	Provides Funding for Direct Costs
Separation of Utilities MSB/Garage	City	City
Visitor Center	City	City