

LITTLE & ASSOCIATES
ARCHITECTS

May 19, 2010

City of Jonesboro
City Hall Building
Attn: Mayor Harold Perrin
515 W. Washington Ave.
Jonesboro, AR 72401

Re: City of Jonesboro, Old City Hall Building Feasibility Study, 314-316 W. Washington

Dear Mayor Perrin:

Over the last three weeks we have studied the former City Hall Building located at 314-316 W. Washington Avenue on several occasions. The building consists of a concrete foundation system, concrete floor slabs, masonry walls, 2nd floor concrete structure and a steel roof structure.

There is no evidence of settlement or any other structural problems. With the integral terrazzo floors, masonry walls and the concrete floor structure it would be readily apparent if there were any structural problems.

The only interior bearing wall occurs in the center running east to west in what was the fire station and recreation/dormitory spaces. This fact lends itself to reconfiguring spaces if the program calls for it.

The building was not designed with seismic loading. The original design was with a pre-cast concrete roof system on the main building but was changed to a steel joist roof system. This is much lighter resulting in over design in the columns and footings. While this does not equate to seismic loading it certainly helps. As alterations, if needed, will be of a non-structural nature and the Occupancy Category will change from the current Type IV to Type II. This means that the current Building Code will not require a seismic retro-fit.

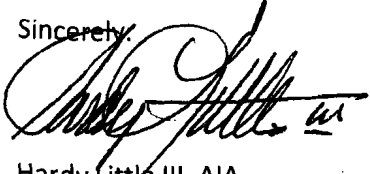
The building was sampled for asbestos on May 10, 2010 and the results are included with this study. The asbestos is somewhat minor and can be either encapsulated or removed entirely.

The roof is and EPDM (Rubber) roof system and is approximately 10 years old. The roof appears to be in excellent condition. There is only one location of water intrusion from above and that is around the hose drying tower. It is thought this is coming through the brick which would be logical and a very easy fix.

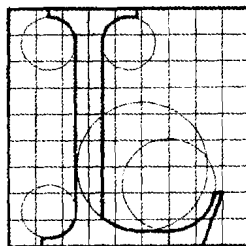
The intrusion of water in the fire station portion of the building is due to the storm sewer system overloading and the overflow coming into the main overhead doors with some coming through the west wall. This can be corrected by raising the floor elevation that would need to be ascertained by an Engineer.

We find no reason this building should not be adapted and re-used. It is solid with many years of life left. To not use this building to its fullest would be quite a waste of resources. The City Hall Building is one of, if not the best examples of late 1950's architecture in Jonesboro.

Sincerely,



Hardy Little III, AIA
Little & Associates - Architects



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