

Olympus Construction Inc.

April 26, 1994

Mr. Ken Stacks
Arnold & Stacks Architects
527 West Washington
Jonesboro, Arkansas 72401

Re: Truss Repairs - JCOP - Jonesboro

Dear Mr. Stacks:

In response to our phone conversation of last week, we are revising our original price for the additional truss repairs. As per the phone conversation, we propose to use two 2 x 6, #1 YP members with 3/4" CD plywood sandwiched between to replace the numbered pieces to be repaired and recommend that the epoxy injection system be used on the lettered pieces to be repaired. The list of replaced or repaired pieces is as follows:

1. Truss 1 - No. 3
2. Truss 3 - No. 2, 4, 17, 19, F
3. Truss 4 - No. 2, 10, C, D
4. Truss 5 - No. 20
5. Truss 6 - No. 17
6. Truss 7 - No. 3, B, G

This additional repair/replacement work would cost: \$ 6,120.00. Please let me know what your feelings are concerning this matter as soon as possible. These repairs could possibly be made before the plywood is attached to the bottom side of the trusses.

Sincerely,



Stan Owens
Project Coordinator

Approved as Change Order #1
4/27/94
per Gene Vance
Ken Stacks

Olympus Construction Inc.

April 15, 1994

Mr. Ken Stacks
Arnold & Stacks Architects
527 West Washington
Jonesboro, Arkansas 72401

Re: Truss Repairs - JCOP - Jonesboro

Dear Mr. Stacks:

I received a letter from Kermit B. Buck & Son, Inc. concerning the truss repairs that they made to the above referenced project. They feel that more repairs should be made in several more locations through-out the existing building. Following is a list of the wood members that they feel should receive the truss repair process:

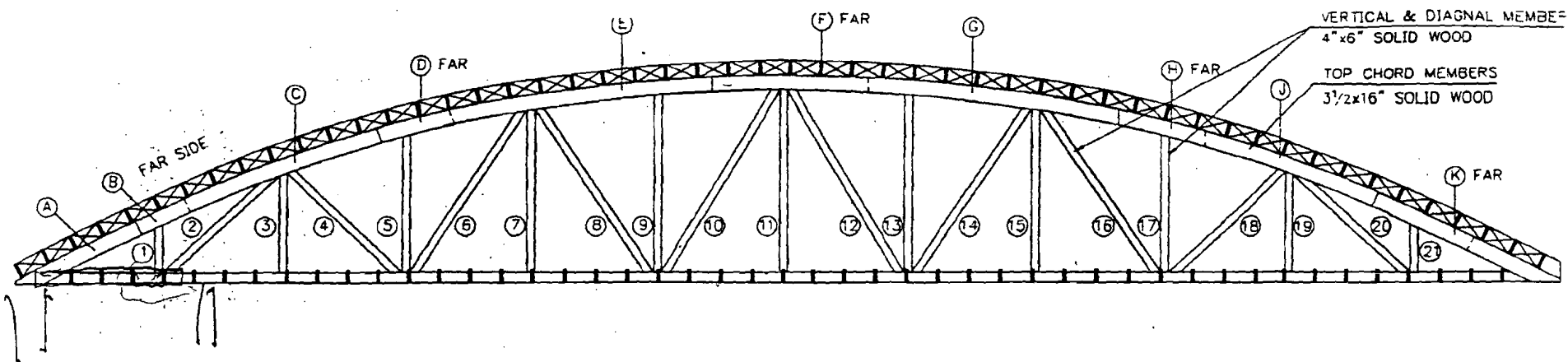
1. Truss 1 - No. 8
2. Truss 3 - No. 2, 4, 17, 19, F
3. Truss 4 - No. 2, 10, C, D
4. Truss 5 - No. 20
5. Truss 6 - No. 17
6. Truss 7 - No. 3, B, G

This additional repair work would cost: \$ 8,160.00. Please let me know what your feelings are concerning this matter as soon as possible. These repairs could possible be made before the plywood is attached to the bottom side of the trusses.

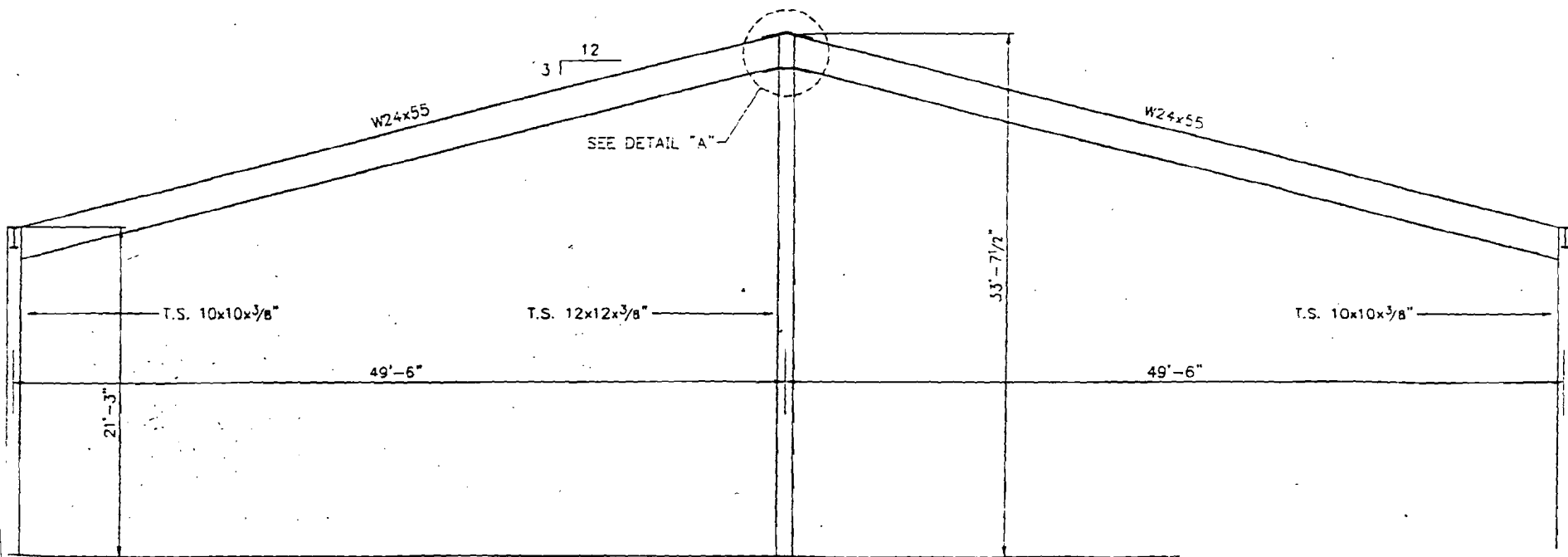
Sincerely,



Stan Owens
Project Coordinator

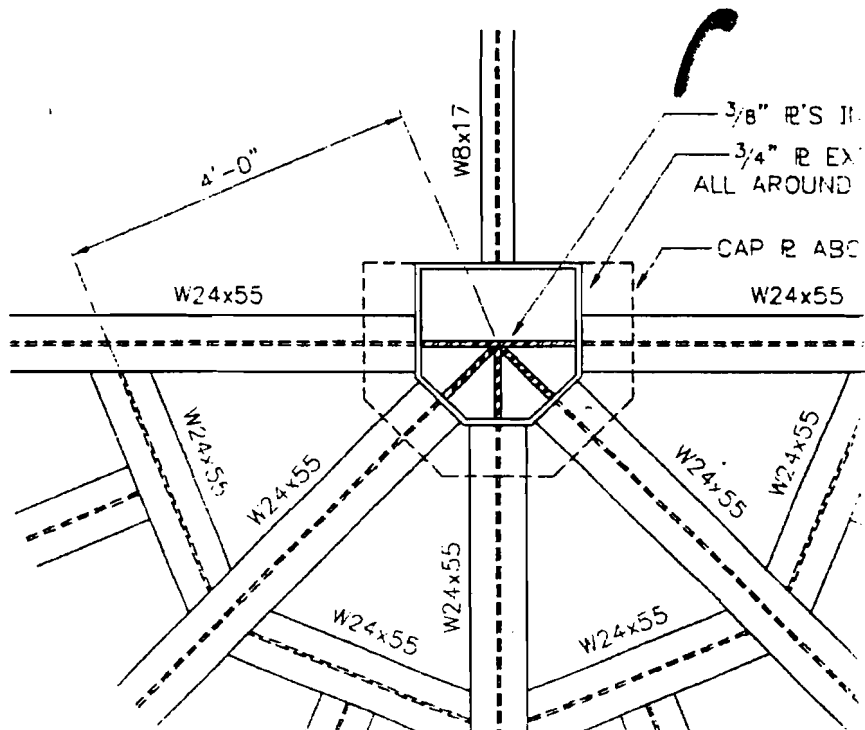
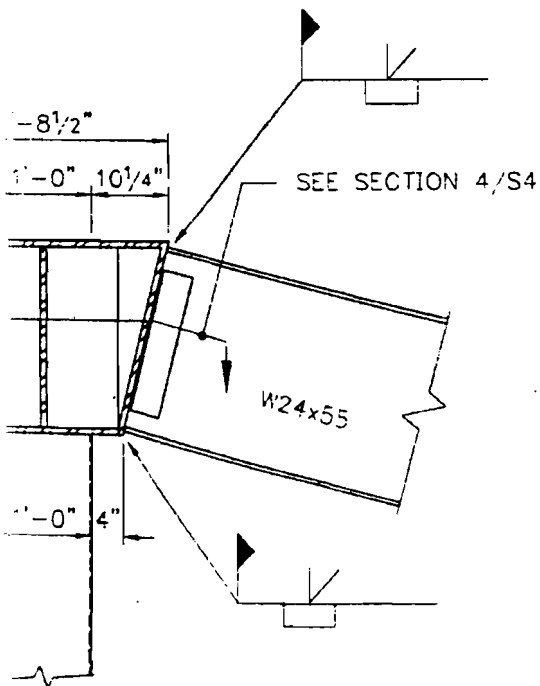


TYPICAL TRUSS LOOKING SOUTH
EXISTING WOOD TRUSS



FRAME 1

TRUSS REPAIRS SCHEDULE	
TRUSS NO	REPAIRS
TRUSS 1	REPLACE MEMBERS 16 & 18, PRESSURE GLUE MEMBER 17
TRUSS 2	PRESSURE GLUE MEMBERS 2, 7, 17 & 18 @ CRACKS
TRUSS 3	REPLACE OR GLUE MEMBER "C" & "J" GLUE CRACKS IN MEMBERS 5 & 20
TRUSS 4	REPLACE OR GLUE MEMBER "G" & "H" GLUE CRACKS IN MEMBERS 3, 17 & 18
TRUSS 5	REPLACE OR GLUE MEMBER "E" & "G" GLUE CRACKS IN MEMBERS 3, 17 & 18
TRUSS 6	REPLACE OR GLUE MEMBER "F" & "G" GLUE CRACKS IN MEMBERS 2, 19 & 20
TRUSS 7	REPLACE OR GLUE MEMBER "D" GLUE CRACKS IN MEMBERS 2, 5 & 14
NOTE	PARALLAM OR GLUE LAM LUMBER MAY BE USED AS REPLACEMENT MEMBERS IN PLACE OF SOLID MEMBERS IF DESIRED.




BID TABULATION
 JONESBORO COURTS/OFFICE/POLICE CENTER
 CITY OF JONESBORO, ARKANSAS
 ARNOLD & STACKS ARCHITECTS, P.A.
 FEBRUARY 10, 1994

GENERAL CONTRACTOR	LICENSE NUMBER	ADDENDUM NO. 1	BID BOND	BASE BID	ALT NO. 1 OMIT SOME MILLWORK	ALT NO. 2 OMIT EMER. GENERATOR	ALT NO. 3 OMIT INT. DEMOLITION	SUBCONTRACTOR LISTING
BIG M CONSTRUCTION 1200 FALLS JONESBORO, AR 72401 PHONE: (501) 932-3673	4310994	YES	5%	\$1,610,000	(\$18,782) \$1,591,218	(\$31,000) \$1,560,218	(\$6,500) \$1,553,718	PLBG D & B MECH HVAC D & B MECH ELEC SMITH ELEC RF/SM ACCURATE
OLYMPUS CONST. CO., INC. P.O. BOX 1674 JONESBORO, AR 72403 PHONE: (501) 932-6670	13400194	YES	5%	\$1,515,860	(\$18,000) \$1,497,860	(\$31,000) \$1,466,860	(\$8,000) \$1,458,860	PLBG D & B MECH HVAC D & B MECH ELEC SMITH ELEC RF/SM OLYMPUS
TATE GENERAL CONTRACTORS P.O. BOX 1766 JONESBORO, AR 72403 PHONE: (501) 935-4428	27550394	YES	5%	\$1,609,900	(\$21,300) \$1,588,600	(\$22,800) \$1,565,800	(\$6,000) \$1,559,800	PLBG D & B MECH HVAC D & B MECH ELEC JAKE HENRY RF/SM TATE G.C.
BUILDERS OF JONESBORO P.O. BOX 1654 JONESBORO, AR 72403 PHONE: (501) 972-5632	38750694	YES	5%	\$1,558,500	(\$17,500) \$1,541,000	(\$6,000) \$1,535,000	(\$31,000) \$1,504,000	PLBG D & B MECH HVAC D & B MECH ELEC SMITH ELEC RF/SM ACCURATE

I certify that the above tabulation
 is a true and accurate record of the bids
 received on February 10, 1994 at 2:00 P.M.

ARNOLD & STACKS ARCHITECTS, P.A.


 Ken Stacks, AIA

Arnold & Stacks

ARCHITECTS, P.A.

Negotiated Changes - Safeway Building Renovation

December 16, 1993

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Items flagged with asterisk symbol (*) indicate items to be performed by owner or donated by others.

Please review this list and let me know your comments.

Sincerely,

Arnold & Stacks Architects, P.A.

Ken Stacks, AIA

Arnold & Stacks

ARCHITECTS, P.A.

Negotiated Changes - Safeway Building Renovation

December 16, 1993

Page - 2

	10,720	Change floor finish from quarry tile to vinyl tile at all areas except lobby, airlock 100A, public toilets and showers.
	-1,435	Omit sound insulation at certain interior partition walls.
	3,930	Omit tube grilles and ceramic tile inserts at Exterior Insulation and Finish System (EIFS).
	9,015	Reduce thickness and simplify EIFS.
<i>SPEC</i>	17,570	Change EIFS to expanded polystyrene.
	950	Omit bond beam at existing parapet.
<i>SPEC</i>	1,400	Reduce allowance for vinyl wall covering from \$.75/sq. ft. to \$.50/sq. ft.
	5,200	Removal of existing built-up roof to be omitted.
	5,000	Heat recovery unit to remain in contract.
	3,500	Ceiling space to become return air plenum. Smoke detectors to be added.
	25,500	Delete the DDC control system and provide manual thermostats and standard loop control panel.
	1,800	Reduce quality of grilles and registers and eliminate opposed blade dampers on registers where a damper is shown in the duct run-out.
	1,400	Change water heater system to A.O. Smith PVE-120-36 KW water heater (non ASME) with one 100 gallon insulated and jacketed storage tank (non ASME).
	1,300	Change pipe insulation to 1/2" armoflex on domestic water piping.
	64,050	Omit sprinkler system and eliminate unit heaters in attic.
	1,600	Change quality of plumbing fixtures.
	1,500	Eliminate heat trace on hot water lines and install a 3/4" return line with return pump.
	15,675*	Omit parking lot lights.
	8,640	Change exterior wall mounted lights to wall packs and omit five lights.
	13,950	Omit closed circuit T.V. system except for conduit.
	300	Revise fire alarm system.
<i>SPEC</i>	495*	Owner to provide termite treatment.
<i>SPEC</i>	520	Change all concrete to 3,000 psi.
<i>SPEC</i>	- 4,500	Change roof color to standard color.
	4,500*	Owner to provide drive-up window.
	3,450*	Omit intercom system except for rough-in boxes and conduit.
	12,850*	Omit wood laboratory equipment including fume hood.
	400	Change hydronic piping from steel to copper.
	900	Change F-1 to wall mounted exhaust fan.
<i>SPEC</i>	1,200*	Owner to provide temporary water and electrical.
	\$ 280,300	TOTAL RECOMMENDED CHANGES

\$1,519,700

REVISED CONTRACT AMOUNT WITH RECOMMENDED CHANGES

Arnold & Stacks

ARCHITECTS, P.A.

December 16, 1993

City Council
City of Jonesboro
314 West Washington
Jonesboro, Arkansas 72401

RE: NEGOTIATIONS ON SAFEWAY BUILDING RENOVATIONS

Dear Council Member:

After reviewing the changes with some members of the City Council, we have revised our recommendation on award of the construction contract. The general feeling that was presented at the last council meeting and privately with some of the councilmen was to: (1) not to include items that transferred the responsibility for completion of the project without definite plans for those items to be performed, (2) to have a completed building of which the city would be proud, and (3) to reduce the cost of the project.

We are recommending that the building not be sprinklered. Our reasons for this are as follows: (1) building codes do not require the building to be sprinklered, (2) the cost of \$64,050 is too much, (3) the city does not save money on fire insurance premiums, and (4) the hazard of property damage may be as great as any potential benefit.

The following items are changes to the contract to be deducted from the base bid of Tate General Contractors, Inc.

\$1,800,000 BASE BID - TATE GENERAL CONTRACTORS, INC.

RECOMMENDED CHANGES

<i>Spec</i>	\$ 3,485	Change ornamental fencing to chainlink fence and omit short wall beneath fencing and omit columns.
	3,840*	Omit demolition of paving at areas to be landscaped by the owner.
	2,570*	Omit flagpoles.
	1,240*	Omit 8" thick concrete drive and concrete curbing at north side.
	400	Change mechanical equipment pad at north side from 6" thick to 4" thick.
	11,640	Omit 3" topping slab complete.
	8,450*	Omit shelving at rooms 106, 108, 196, 130, 131, 165, and 169.
	8,050*	Omit wood lockers.
<i>Spec</i>	1,100	Change insulation above suspended ceiling to blown-in R-19 above wood joists.
	7,600	Change suspended ceiling at courtroom to 2x2 color-tone tegular.
<i>Call</i>	7,785	Omit wood ceiling beams at courtroom.
	900+	Omit markerboards

BID TABULATION
 JONESBORO COURTS/OFFICE/POLICE CENTER
 CITY OF JONESBORO, ARKANSAS
 ARNOLD & STACKS ARCHITECTS, P.A.
 OCTOBER 14, 1993

GENERAL CONTRACTOR	LICENSE NUMBER	ADDENDA 1,2 & 3	BID BOND	BASE BID	ALT NO. 1 OMIT NORTH CANOPY	ALT NO. 2 OMIT SOME MILLWORK	ALT NO. 3 OMIT SPRINKLERS	ALT NO. 4 OMIT SITE LIGHTING	ALT NO. 5 OMIT EMER. GENERATOR	ALT NO. 6 OMIT INT. DEMOLITION	SUBCONTRACTOR LISTING
RAMSONS, INC. P.O. BOX 9185 JONESBORO, AR 72403 PHONE: (501) 935-1210	001240294	YES	5%	\$1,919,000	(\$13,053) \$1,905,947	(\$54,178) \$1,851,769	(\$61,711) \$1,790,058	(\$14,225) \$1,775,833	(\$26,136) \$1,749,697	(\$3,902) \$1,745,795	PLBG_DIXIE CO HVAC_DIXIE CO ELEC_JAKE HEI RF/SM_RAMSON
BIG M CONSTRUCTION 1200 FALLS JONESBORO, AR 72401 PHONE: (501) 932-3673	004310994	YES	5%	\$1,960,000	(\$8,000) \$1,952,000	(\$44,000) \$1,908,000	(\$57,140) \$1,850,860	(\$12,977) \$1,837,883	(\$25,615) \$1,812,268	(\$16,000) \$1,796,268	PLBG_CONTROL HVAC_CONTROL ELEC_JAKE HEI RF/SM_ACCURA
OLYMPUS CONST. CO., INC. P.O. BOX 1674 JONESBORO, AR 72403 PHONE: (501) 932-6670	013400194	YES	5%	\$1,848,375	(\$7,598) \$1,840,777	(\$39,100) \$1,801,677	(\$62,140) \$1,739,537	(\$14,000) \$1,725,537	(\$25,615) \$1,699,922	(\$8,000) \$1,691,922	PLBG_RGB_MECI HVAC_RGB_MECI ELEC_JAKE HEI RF/SM_OLYMPUS
TATE GENERAL CONTRACTORS P.O. BOX 1766 JONESBORO, AR 72403 PHONE: (501) 935-4428	027550394	YES	5%	\$1,800,000	(\$8,600) \$1,791,400	(\$51,000) \$1,740,400	(\$62,850) \$1,677,550	(\$15,675) \$1,661,875	(\$28,175) \$1,633,700	(\$6,600) \$1,627,100	PLBG_CONTROL HVAC_CONTROL ELEC_JAKE HEI RF/SM_TATE_G
BUILDERS OF JONESBORO P.O. BOX 1654 JONESBORO, AR 72403 PHONE: (501) 972-5632				NO BID							PLBG HVAC ELEC RF/SM

2X10 @ 24" OC	3.85#/LF	1.93*/SF
2X12 @ 24" OC	4.68#/LF	2.34*/SF
1X ROOF DECK		2.40*/SF
CEILING & LIGHTS		5.00*/SF
TRUSS WT	72IL*/LF / 20 =	3.61*/SF
MISC DUCTS & SPRINKLER ALLOW		5.00*/SF
BLOWN IN INSULATION		1.0*/SF
BUR		8.0

SUB TOTAL 29.28

ADDED ROOF

PURLINS	9" .105 GA @ 5'0 = 5.84#/LF =	1.17*/SF
ROOF	26 GA ROOF DECK	1.50*/SF

ROOF P's 7" 12 GA EWF 4.71#/LF

COLS @ 10'0" 3 1/2 x 3 1/2 x 3/4 C 6.87#/FT

AVERAGE HT 5'0 x 11 COLS = 55 LF

55 x 6.87 = 378#/TRUSS/100 = 3.78#/FT

$$\frac{4.71}{8.49} / 20 = 0.43*/SF$$

1/2" PLYWOOD ON BOTTOM CHORD		2.08*/SF
50#/CU FT		

SUB TOTAL 5.18

TOTAL 34.46

MAX POSSIBLE EFFECT FROM MECH 3.0

37.46*/SF

TAKE EXIST ROOF OFF

8.0

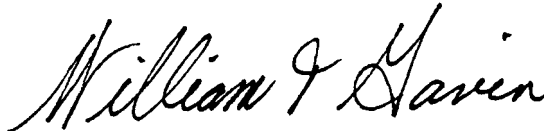
29.46*/SF

Mr. Ken Stacks
July 6, 1993
Page Two

6. Increase the wall along the east side to provide a total of 100 lineal feet of shear wall.
7. Change windows on the south wall to provide more shear wall. Provide additional reinforcing around the new windows which are installed.
8. If any additional weight is added to the roof structure for architectural considerations existing roof dead loads should be removed to offset these added loads.

We are looking forward to working with you on this project and hope this is the information you need for preliminary purposes. If we can be of further service please call.

Sincerely,



William T. Gavin, P.E.
Reaves & Sweeney, Inc.

WTG/mm
mmLtr39

ATTN:
Bill
Gavin



Planning • Design
Engineering
Landscape Architecture

July 6, 1993

Mr. Ken Stacks
Arnold & Stacks Architects, P.A.
527 West Washington
Jonesboro, AR 72403

RE: Old Safeway Building
Modification for Seismic
Our File No. 93-410

Dear Ken:

This letter is to confirm our previous conversations concerning structural modifications necessary to bring the Old Safeway Building into conformance with current Seismic Standards. These conclusions were reached after reviewing plans of the existing building, visiting and inspecting the building and making some structural calculations.

We feel that the following items are the major components necessary to bring the building into compliance with the existing Standard Building Code.

1. Install a layer of 1/2" plywood below the existing ceiling wood joists, between the wood trusses, attaching with nails or screws to form a diaphragm.
2. Attach a continuous steel angle around the perimeter of the building attaching to the block walls and the ceiling diaphragm. This will transfer seismic loads from the plywood diaphragm to the walls.
3. Either install plywood under the steel joists or attach the existing roof deck in a more secure manner to provide a diaphragm for the area with steel joists.
4. Attach a steel "T" column at a maximum of 12'-0" o.c. inside or outside of perimeter and dividing block walls.
5. Repair or replace any damaged wood roof truss members.

REAVES
SWEENEY
MARCOM

January 9, 1996

Mr. Ken Stacks
Arnold & Stacks
Post Office Box 69
Jonesboro, AR 72403

RE: **Jonesboro Courts/Office/Police Center**
416 West Washington
Jonesboro, AR 72401
Recommended Truss Modification
Our File 95-790

Dear Ken:

On December 28, 1995, Harold Fanning and myself, along with Tony Pardue of Olympus Construction Company, inspected our recommended modifications to the seven wood roof trusses. The recommended modifications were shown on Drawings S2A, S2B and S2C dated November 9, 1995. These modifications, as you know, were recommended after a failure at some knots in the bottom chord of Truss #5. This failure also caused damage to some adjacent trusses. These modifications strengthen the bottom chords of the trusses, thus helping to prevent any further splits in these bottom chords. This strengthening will also allow you to leave the built-up roof in place.

The modifications were all installed and we checked the tightness of all the rods. We made inspections a number of times during the installation and repair process and feel that all the work is as close as possible to the design drawings. All the trusses raised slightly, as expected, when the rods were tightened. Where there were shores under the truss, the truss raised free of the shore. With these modifications complete the portions of the building which were not occupied during repair are ready for occupancy. The total design load at this time does not exceed the original design load shown on the original buildings plans, and we feel, as stated in our letter of October 26, 1996, that the building is safe for occupancy.

If you have any questions or need additional information, please call.

Sincerely,



William T. Gavin, P.E.

In August of 1993, the structural engineer, Bill Gavin, and our associate, Matt Silas, reviewed on-site the repairs needed to each truss. We completed the plans and specifications, obtained the City's approval and then advertised for bids. Attached is a Bid Tabulation of the bids received on October 14, 1993. The low bidder was Tate General Contractors. The administration viewed the bids as too high, therefore, we entered into negotiations with the low bidder. Attached is a copy of our letter of December 16, 1993; we had reached a negotiated amount of \$1,519,700.00 that the mayor was prepared to recommend to the city council. Just before the council meeting, the city attorney (Pam Honeycutt) declared that the city council could not approve the bid because an amount had not been appropriated before the bids were accepted. This forced us to re-bid the project.

There were 42 items of changes on the list of negotiations presented to the city council. One of the items was removal of the built up roofing. The credit was only \$5,200. The contractor recommended this because of exposing the building to adverse weather conditions during construction. We got approval from the structural engineer to omit removal of the existing built-up roofing. Ray Wooten agreed with the understanding that the sprinkler system dead load was also omitted.

We were instructed by the City to revise the plans including the negotiated changes and re-bid the project. Attached is a copy of the bid tabulation on the project which was re-bid on February 10, 1994. The City of Jonesboro entered into an agreement with the low bidder, Olympus Construction, Incorporated on February 22, 1994.

Attached are copies of a typical truss and the repair schedule shown on the drawings. Also attached are letters dated April 15, 1994 and April 26, 1994 from Olympus Construction notifying us of additional truss repairs. The city approved \$6,120.00 of additional truss repairs at that time.

Project construction continued and was occupied and substantially complete in May of 1995. In the fall of 1995, we were notified that a light switch had come out of the wall in the municipal courtroom. We investigated the incident, but didn't immediately find the cause. We called our structural engineer. Approximately one (1) week later the engineer found a split at a knot in the bottom chord. The contractor shored up the broken truss. Soon thereafter three (3) other trusses were discovered to have small splits. The city closed the courtroom while repairs were made.

The extent of the problem required a thorough investigation, and a new structural solution. The city hired Fred Hegi, a structural engineer from Little Rock, to come and look at the problem. Mr. Hegi inspected the building on October 22, 1995. A copy of his letter of October 23, 1995 is attached. Mr. Hegi recommended an evacuation unless the structural engineer gives the City a written statement that

Justice Complex Trusses

March 6, 2006

Page 3

the building is safe. We were not aware of Mr. Hegi's inspection until called into the mayor's office on the evening of October 25, 1995. Attached is a letter from us to Reaves, Sweeny & Marcom which outlines the proceedings of that meeting. Mayor Brodell decided not to evacuate the building until the structural engineer could come the following day to confirm the structural integrity of the building. Attached is the letter of October 26, 1995 from our structural engineer giving approval to continue occupancy of the building.

Following the structural engineer's review, the engineer developed a plan for truss modification. The modification included repairs to the trusses with a gel epoxy injection and adding 1½" diameter steel rods on each side of each bottom chord of the seven bowstring trusses.

Olympus Construction, Incorporated performed this work under a construction change directive. Upon completion of the work the engineer inspected the work and determined that the building was safe for occupancy. Attached is the structural engineer's letter of January 9, 1996. His letter stipulates that the truss modifications allow the existing built up roof to remain.

The structural engineer made comments advising the city to monitor the trusses for repairs and adjust the tension on the trusses annually. He also warned about adding loads on the trusses, such as storage.

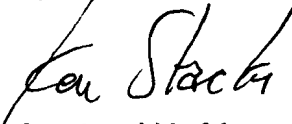
Our involvement continued for several months to help resolve payments to the contractor. Mayor Brodell called us in May of 2003 requesting a copy of the letter from the structural engineer stating that the building was safe for occupancy. We faxed a copy of the letter to his office.

It is our sincere hope that your current architect and structural engineer can provide the improvements which will restore confidence in the building.

Our firm is and has been a friend to the City. We have served as volunteers on city committees and on various civic boards. We take our civic and professional duties seriously. We provided services on the Justice Complex in a competent and professional manner. We expect no less from our consultants. Our firm will provide you and your design team with any relevant information that is in our files. Please call us at 932-5530.

Sincerely,

STACKS ARCHITECTURAL FIRM, PLC



Ken Stacks, AIA, Managing Member
