NORTH DELTA ENGINEERING

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November 5, 2024

ADDITIONAL ENGINEERING EVALUATION ITEMS

Report by:

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Report for:

City of Jonesboro
300 Church Street
Jonesboro, AR 72401

Building Location: 100 W. Washington Ave., Jonesboro, AR

Building Located at 100 W. Washington in Jonesboro, Arkansas
(Previously the Citizens Bank Building)

Below are four considerations that have been made for the old citizens bank building located at 100 W. Washington in Jonesboro, Arkansas.

Suitability for Human Habitation

The structure is not suitable for human habitation due to several reasons, some of which are listed below:

1. The building has not been occupied for several years. The interior of the building is scattered with hazardous debris. HVAC / electrical / plumbing systems do not appear to be in working condition and these systems would need a full upgrade before human habitation would be reasonable.
2. There is only 1 stairwell that goes from the ground floor to the upper floors. This does not meet the current code, and another stairwell would likely be required before human habitation would be reasonable.

Public Safety Hazard

The building is a public safety hazard in the current state. Some of the reasons are listed below:

1. The exterior facade around the east and south sides of the building do not appear to be anchored properly to the structure. This can be seen visually on the east side of the building where the vertical precast columns are bulging out approximately 7 to 8 inches toward Main Street. This is a hazard for anyone occupying the building and for anyone outside the building.
2. The roof and walls are not sealed off from outside weather and it appears hazardous mold is present throughout the building structure.
3. The amount of asbestos present in the building is not known currently. Some asbestos fibers may be in the air and the building should not be occupied until this is resolved.

Physical Feasibility for Rehabilitation

The structure is not physically feasible for rehabilitation. The original 4 story concrete structure was constructed in the 1950's. In the early 1960's, it is understood that three additional levels of steel framing with concrete floors were added on top of the original 4-story structure. It is not known whether the original 4-story concrete structure was designed to support 3 additional stories. The connection of the upper 3 levels of steel and concrete to the original building is not known and is a structural concern. The building would likely require extensive structural investigation and structural analysis to determine what level of structural retrofit would be required for rehabilitation. The structural retrofit would likely involve the vertical building system for gravity loads and the lateral building system for seismic and wind loads.

Economic Feasibility for Rehabilitation

Vertical and Seismic rehabilitation in addition to adding another stairwell to the building is cost prohibitive. It is expected that the cost to rehabilitate the building structure as noted would greatly outweigh the value of the property.

I appreciate the opportunity to provide this letter. Please contact me with any questions or concerns.

Sincerely,

11/05/2024

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END OF ADDITIONAL ENGINEERING EVALUATION ITEMS REPORT

Structural Assessment
100 W. Washington Avenue
Jonesboro, AR 72401

Prepared For

Craig Light, P.E.
Engineering Director
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

October 1, 2024

PFI No. 26681.07

By

Yousef Saleh, P.E.
Pickering Firm, Inc.

Pickering

Purpose:

On October 1, 2024 I visited the above referenced facility to visually observe the building façade at the east side facing Main Street. The visit was requested by Mr. Craig Light, Engineering Director, City of Jonesboro. During the visit I was accompanied by Mr. Light and Mike Foster, Pickering.

From the visual observations, the building is a 7-story structure with concrete & steel frame, precast veneer, glass and porcelean veneer at the walls.

Observations:

Note that observations are purely visual. Only components that were visible to the naked eye were observed and evaluated. No testing was performed on any part of the building. Please note that the conditions might change from the time we performed the observations. Numbers in parenthesis reference photographs on the pages to follow.

1. Trim between the windows appear to be bowing out (2).
2. Windows at sill appear to be separating from the floor; a gap is apparent (5, 6, 7, 10).
3. The attachment of the window sill to the floor edge appeared to be by means of concrete fasteners and the fasteners broke away from the floor (7)

Remarks:

1. The fact that few of the windows are bowing out may be an indication of loosening of the connection of the window frame to the building. This is evident at the sills of the windows that are visible.
2. It is not clear if and how the jambs of the widows are attached to the building structure.

3. Besides what is shown on the existing drawings, it is not clear how the precast panels are connected to the building structure and what the conditions of the connections are.
4. It is not clear what the cause of the excessive bow in the trim between the windows at two locations.
5. It shall be noted that high wind speed would impose suction on the face of the building and might cause the windows and porcelean panels to pull away from the building.

Immediate Action & Recommendations:

We recommend that the steps below to be first performed at the 7th floor at all connections. The extent of work at the other floors will be determined based on the findings at the 7th floor.

1. Expose the frames of the windows and the porcelean panels by removing the trim at the outside of the building and the finish material at the inside in order to inspect the connections.
2. Expose the connection of the precast veneer to the building structure
3. Inpect the connections that are referenced above in order to verify adequacy and determine further action
4. Reinforce connections as required

Conclusion:

Based on the visual observations of the subject structure, our professional opinion is summarized below:

1. Although the building may appear to be stable under static loads, the stability of the building components could be undermined in the event of moderate wind speed and/or rain.
2. Should the windows, porcelean panels and precast not be positively anchored to the building structure, there could be risk of falling in part or as a whole that could pose a safety threat to the public.

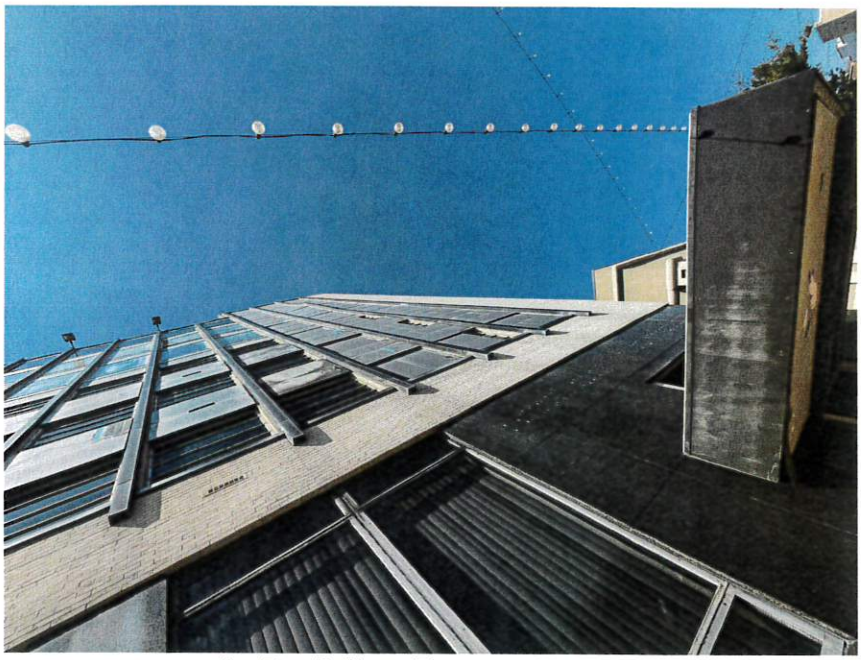
3. As it currently stand, the building is not suitable for human habitation unless improvements are performed as required
4. As it currently stand, the structure is a public safety hazard. See items 1 & 2 above
5. The structure is physically feasible for rehabilitation. The conomics of such rehabilitation shall be determined by others

Should you have any questions please do not hesitate to contact me.

Respectfully submitted,

Pickering Firm, Inc.

Yousef Saleh, P.E.



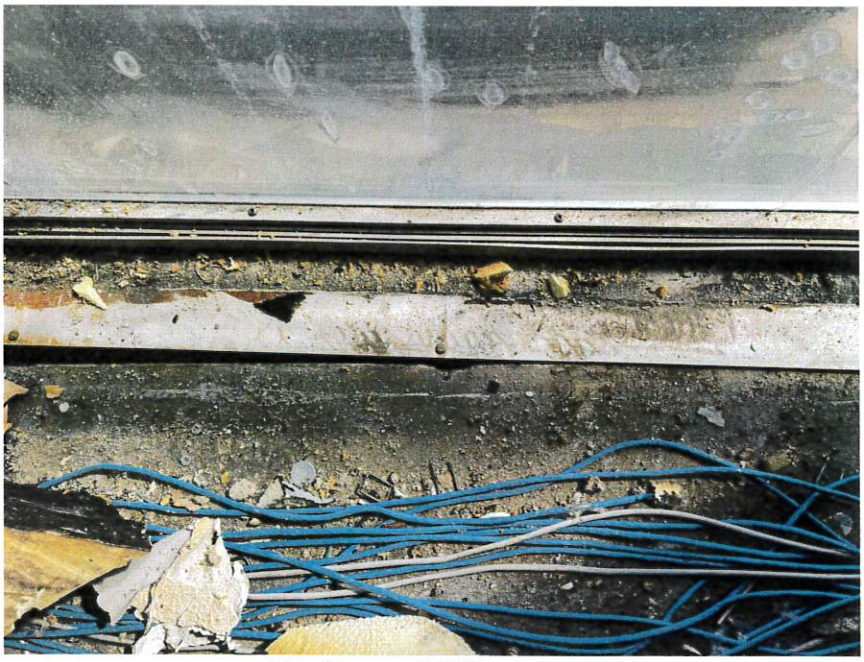
1. Building Face – East Side

2. Bow at Widows and Trim

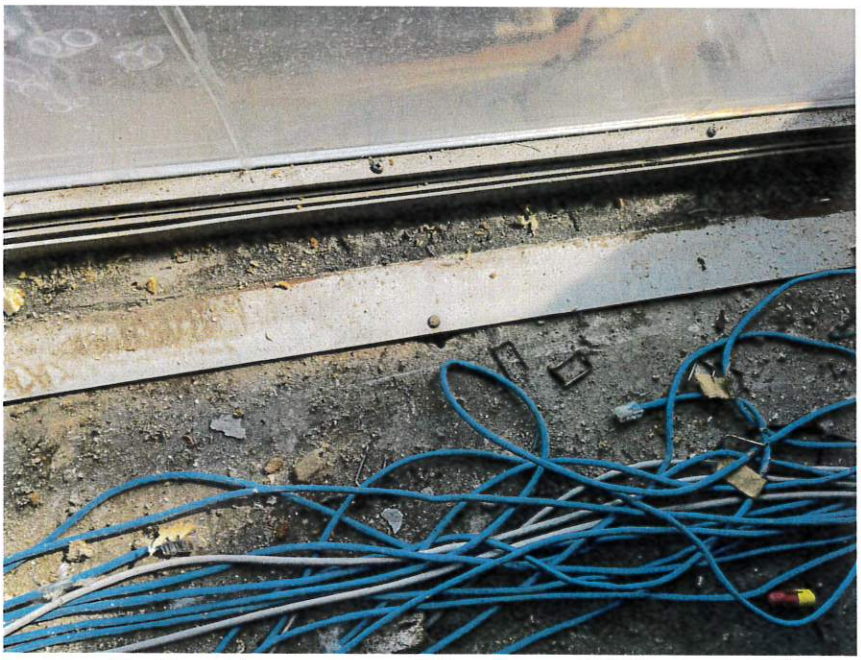
3. **Precast at Column**

4. Floor Beam at Column

5. Gap at Window Sill



6. Gap at Window Sill



7. Fasnteners are Missing at Window Sill

8. Window Jamb

9. Floor Beam at Column Between Windows

10. Gap at Window Sill