

City Council Members

Mayor Tab Townsell  
City Attorney Michael Murphy  
City Clerk/Treasurer Michael O. Garrett



Ward 1 Position 1 – Andy Hawkins  
Ward 1 Position 2 – David Grimes  
Ward 2 Position 1 – Mark Vaught  
Ward 2 Position 2 – Shelley Mehl  
Ward 3 Position 1 – Jim Rhodes  
Ward 3 Position 2 – Mary Smith  
Ward 4 Position 1 – Theodore Jones, Jr.  
Ward 4 Position 2 – Shelia Whitmore

---

City Council Meeting - Tuesday, August 23<sup>rd</sup>, 2011@ 6:30pm  
Judge Russell L. "Jack" Roberts District Court Building – 810 Parkway St., Conway, AR 72032  
5:30pm - Committee Meeting: Report from the Conway Citizen Taskforce

---

Call to Order

Roll Call

Minutes: *August 9<sup>th</sup>, 2011*

Announcements / Proclamations / Recognition: *Employee Service Awards*

**1. Report of Standing Committees:**

**A. Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)**

1. Resolutions requesting the Faulkner County Tax Collector to place certified liens on certain properties as a result of incurred expenses by the City.
2. Ordinance authorizing additional personnel for the CDBG Program.
3. Consideration of a request from the Conway Bicycle Advisory Board for the appointment of Duston Morris to the board.
4. Consideration of a request by the Conway Bicycle Advisory Board to create designated bicycle routes within the City of Conway.
5. Ordinance amending by reference Ordinance O-94-54 (Conway Zoning Ordinance) in reference to PUD (Planned Unit Development) to clarify regulations, procedures, and definitions.
6. Consideration to accept bids for the Stone Dam Creek Pedestrian/Bike Trail from Mimosa Drive to Dave Ward Drive.
7. Consideration of right of way acquisitions along Old Military Road – McNutt Road at Donnell Ridge.

**B. Public Service Committee (Sanitation, Parks & Recreation & Physical Plant)**

1. Ordinance appropriating revenue funds to the Conway Sanitation Department.

**C. Public Safety Committee (Police, CEOC, Information Technology, Fire, District Court, City Attorney & Animal Welfare)**

1. Ordinance appropriating funding for Civil Service for expenses related to entry level firefighter testing for the Conway Fire Department.

## **Old Business**

1. Discussion regarding the structure located at 912 Front Street.

## **Adjournment**



City of Conway - Mayor's Office  
1201 Oak Street  
Conway, AR 72032  
[www.cityofconway.org](http://www.cityofconway.org)



## Memo:

**To:** Mayor Tab Townsell  
**CC:** City Council Members  
Barbara McElroy, Code Enforcement

**From:** Felicia Rogers  
**Date:** August 16, 2011  
**Re:** Certified Liens – Code Enforcement

---

The following resolutions are included for a request to the Faulkner County Tax collector to place a certified lien against real property as a result of incurred expenses by the City.

The properties & amount (plus a ten percent collection penalty) are as follows:

- |                     |          |
|---------------------|----------|
| 1. 750 Arden Lane   | \$152.29 |
| 2. 516 First Avenue | \$279.74 |

Please advise if you have any questions.



**City of Conway, Arkansas**  
**Resolution No. R-11-\_\_\_\_\_**

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **1750 Arden Lane** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$152.29** (plus a ten percent collection penalty and filing fee, to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **August 23<sup>rd</sup>, 2011** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 23<sup>rd</sup> day of August, 2011.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**

**City of Conway**  
Planning & Development  
1201 Oak Street  
Conway, Arkansas 72032



**Barbara McElroy**  
Administrative Assistant  
Phone: 501-450-6107  
Fax: 501-450-6144

# MEMO:

To: Mayor Tab Townsell  
CC: City Council Members

From: Barbara McElroy  
Date: August 15<sup>th</sup>, 2011

Re: 1750 Arden Lane

---

- May 17<sup>th</sup>, 2011 - Warning Violation written by Oattie Cowgill regarding grass.
- Property owners are listed as Lerinezo & Jennifer Robinson.
- May 25<sup>th</sup>, 2011 - Property was rechecked on May 25<sup>th</sup>, 2011 & June 3<sup>rd</sup>, 2011 and no progress was made.
- June 6<sup>th</sup>, 2011 - Certified and regular letters were mailed to home owner at address on file.
- June 7<sup>th</sup>, 2011- Jennifer Robinson had emailed me stating that the bank was in the process of taking over the property.
- June 18<sup>th</sup>, 2011 - Certified and regular letters were sent to Bank of America at the address on file.
- June 13<sup>th</sup>, 2011 –Email was sent to Amy S. Nearine with Bank of America stating the property needed to be mowed within 7 days.
- June 21<sup>st</sup>, 2011 & July 5<sup>th</sup>, 2011 - Property was rechecked and no progress had been made.
- July 7<sup>th</sup>, 2011 - Property cleanup was sent over to Physical Plant for clean up on.
- July 8<sup>th</sup>, 2011 - Final Cleanup finished
- Invoice for clean up and copy of final bill was sent to Bank of America at address on file; included amount due, date and time of the City Council meeting.
- Invoice attach

If you have any questions please advise.

# INVOICE

**City of Conway**  
**Code Enforcement**

DATE: JULY 19, 2011

1201 Oak Street  
Conway, AR 72032  
Phone: 501-450-6191  
Fax 501-450-6144  
barbara.mcelroy@cityofconway.org

TO Bank of America  
Att: CA6-919-01-41 Violations  
400 Country Wide way  
Semi Valley, CA 93065

Description: Mowing/Clean up/Admin Fees  
associated with the nuisance abatement at  
1750 Arden Lane

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Ottie Cowgill	1750 Arden Lane	Due upon receipt	August 19th, 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Mowing	13.21	13.21
1	Mowing	10.02	10.02
1	Mowing	10.02	10.02
1	Maintenance Fee	15.00	15.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Ottie Cowgill)	18.96	36.60
1	Administrative Fee (Glenn Berry)	21.70	21.72
3	Certified letter	6.75	20.25
3	Regular letter	.44	1.32
SUBTOTAL			\$152.29
SALES TAX			
TOTAL			\$152.29

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

**Payments are due 30 days from date of this letter**

**Conway Code Enforcement  
Incident Report**

**Date of Violation: May 17, 2011**

**Violator Name: Foreclosure Bank of America**

**Address of Violation: 1750 Arden**

**Violation Type: Grass**

**Warning #: 3011**

**Description of Violation and Actions Taken: On 5-17-2011 a warning was issued for tall grass. On 5-25-11 the property was checked and nothing had been done. On 6-2-11 the property was checked with no progress. On 6-6-11 letters were sent to the original homeowner and Bank of America. The property was checked again on 6-21, 7-4, and 7-7-11 with no change. Bank of America was also faxed all the information at the beginning of this process and they made no effort to correct the violation. Due to a lack of cooperation on this property and in the past, clean up was scheduled. The property was brought in to compliance by the physical plant. Pictures are on file and available upon request.**

**Code Enforcement Officer: Oattie Cowgill**

**Officer Signature: \_\_\_\_\_**

**Date: 8-11-11**

**Time: 0709**



**City of Conway, Arkansas**  
**Resolution No. R-11-\_\_\_**

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**WHEREAS**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on **516 First Avenue** within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**WHEREAS**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount **\$279.74** (plus a ten percent collection penalty and filing fee, to be thereafter certified to the Faulkner County Tax Collector; and

**WHEREAS**, a hearing for the purpose of determine such lien has been set for **August 23<sup>rd</sup>, 2011** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**SECTION 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**SECTION 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 23<sup>rd</sup> day of August, 2011.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



**City of Conway**  
Planning & Development  
1201 Oak Street  
Conway, Arkansas 72032



**Barbara McElroy**  
Administrative Assistant  
Phone: 501-450-6107  
Fax: 501-450-6144

# MEMO:

To: Mayor Tab Townsell

CC: City Council Members

From: Barbara McElroy

Date: August 15<sup>th</sup>, 2011

Re: 516 First Avenue

- 
- June 29<sup>th</sup>, 2011 – Warning Violation written by Grant Tomlin regarding grass, rubbish and trash.
  - Property Owner is listed as Lelon J.W. Cross.
  - June 30<sup>th</sup>, 2011—Certified and regular letter was mailed to home owner at address on file.
  - July 11<sup>th</sup> & July 18<sup>th</sup>, 2011 - Property was rechecked & no progress had been made.
  - July 18<sup>th</sup>, 2011 - Property cleanup was sent over to Physical Plant for clean.
  - July 19<sup>th</sup>, 2011 - Final cleanup finished
  - Invoice for clean up and copy of final bill was sent to the homeowner at the address on file; included amount due, date and time of the City Council meeting.
  - Invoice attach

If you have any questions please advise.

**Conway Code Enforcement  
Incident Report**

**Date of Violation:** June 29, 2011

**Violator Name:** Lelon J.W. Cross

**Address of Violation:** 516 First Ave

**Violation Type:** Tall grass, rubbish/trash

**Warning #:** CE3223

**Description of Violation and Actions Taken:**

On 6-29-11 I received a complaint regarding tall grass and rubbish/trash at 516 First Avenue. Upon arrival at the residence, I recognized it as a house that we had received complaints on in 2010 and had to do a cleanup on. The residence was in violation of the Conway Nuisance Abatement Code, sections 3.2.4 and 3.5.1 for tall grass and rubbish/trash. The house was vacant at the time and I issued a warning to the registered owner of the property in Arkansas County Data. The warning was sent to the registered owner of the property through both regular and certified mail. A recheck of the property was done on 7-11-11 with no progress shown and a second recheck was done on 7-18-11 with no progress shown. Cleanup was scheduled at this time. The property was mowed and cleaned on 7-19-11. This property was also infested with fleas. Pictures were taken before and after the cleanup was done and are on file for review.

**Code Enforcement Officer:** Grant Tomlin # 407

**Officer Signature:** 

**Date:** 8-11-11

**Time:** 1253 Hrs.

# INVOICE

## City of Conway Code Enforcement

DATE: JULY 21, 2011

1201 Oak Street  
Conway, AR 72032  
Phone: 501-450-6191  
Fax 501-450-6144  
barbara.mcelroy@cityofconway.org

TO Lelon J. W. Cross  
3748 Old Morrilton Hwy  
Conway, AR 72034

Description: Mowing/Clean up/Admin Fees  
associated with the nuisance abatement at  
516 First Avenue

CODE ENFORCEMENT OFFICER	JOB	PAYMENT TERMS	DUE DATE
Grant Tomlin	516 First Avenue	Due upon receipt	August 20th, 2011

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Mowing & Clean up	22.37	22.37
1	Mowing & Clean Up	22.37	22.37
1	Mowing & Clean Up	16.73	16.73
2	Mowing & Clean Up	13.75	27.50
2	Mowing & Clean Up	13.21	26.42
2	Mowing & Clean Up	10.02	20.04
2	Maintenance	15.00	30.00
1	Administrative Fee (Barbara McElroy)	24.15	24.15
1	Administrative fee (Grant Tomlin)	19.10	19.10
1	Administrative Fee (Glenn Berry)	21.70	21.70
2	Certified Letter	3.29	6.58
2	Regular letter	.44	.88
1	Pest Spray	7.57	7.57
3	Landfill Fee (3 Trips) (Invoice #355022-\$7.00, Invoice #355023-\$10.83 Invoice #355021-\$16.50)	34.33	34.33
SUBTOTAL			\$279.74
SALES TAX			
TOTAL			\$279.74

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

**Payments are due 30 days from date of this letter**



**City of Conway, Arkansas  
Ordinance No. O-11-\_\_\_**

**AN ORDINANCE AUTHORIZING PERSONNEL CHANGES WITHIN THE CONWAY COMMUNITY DEVELOPMENT BLOCK GRANT, APPROPRIATING BUDGETARY AUTHORITY FOR THE NEW POSITION AND RELATED COSTS; AND FOR OTHER PURPOSES:**

**WHEREAS**, the Conway Community Development Block Grant ("CDBG") has determined that it can more effectively and efficiently manage its resources and promote community development through an increase in authorized personnel;

**WHEREAS**, additional personnel will require budgetary authority for compensation cost and increased operating costs of the CDBG activity;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**SECTION 1.** The authorized staffing level in the City of Conway CDBG activities is increased by one (1) part-time Administrative Assistant position.

**SECTION 2.** The administrative portion of the CDBG account shall be appropriated.

**SECTION 3.** A portion of funds from projects not deemed under the public services portion of allocations will be allocated toward the Director of Community Development's salary and benefits.

**SECTION 4.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 23<sup>rd</sup> of August, 2011.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**

### CDBG Part-time Adminstrative Assistant

Expenses	Accounts
\$ 19,688.00	salary
\$ 135.00	unemployment
N/A	group insurance
\$ 1,221.00	FICA
\$ 286.00	Medicare
\$ 37.00	Workman's Comp
N/A	Non Uniform Pension
\$ 1,900.00	office machines/capital
\$ -	Office furniture/capital
\$ 200.00	Office supplies
\$ 300.00	conference fees and dues
\$ 750.00	airfare
\$ 1,700.00	meals and lodging
\$ -	legal notices
\$ 300.00	private car mileage
\$ 500.00	telephone
\$0.00	building maintenance
\$ 27,017.00	total



City of Conway - Mayor's Office  
1201 Oak Street  
Conway, AR 72032  
[www.cityofconway.org](http://www.cityofconway.org)



# Memo:

**To:** Mayor Tab Townsell & City Council Members

**CC:** Peter Mehl, Chair

**From:** August 18, 2011

**Re:** Bicycle Advisory Board

---

The Bicycle Advisory Board nominated Dustin Morris to replace Wes Pruitt on the Conway Bicycle Advisory Board at the August 17<sup>th</sup> board meeting.

Please advise if you have any questions.



City of Conway  
www.cityofconway.org  
Board/Commission Nomination Form:

Date: 8/1/11

Board applying for: (One board per form)

Bicycle Advisory Board

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: DUSTON MORRIS

Address: 3305 Pebble Beach #7 City, State, Zip Conway, AR 72034

Phone/Home: 501-504-5250 Work: 501-450-5513

Person making nomination: Peter Mehl

Address: 3105 Willow Run Dr.

Phone/Home: 269-8391 Work: 450-5282

Please send to: Michael O. Garrett  
City Clerk/Treasurer  
1201 Oak Street  
Conway, AR 72032  
(501) 450-6100  
(501) 450-6145 (f)

Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

- o Development of youth & adult multisport clinics / workshops / events.
- o Development & implementation of Special Olympic programs / coaching / events.
- o Planning of community health & fitness programs.

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

- o Interested in helping with development of healthy lifestyles for Conway.
- o Avid cyclist for 10+ years
- o Education & professional experience in health, recreation, & fitness.

What contributions do you hope to make?

- o Assist with development of Blaney Hill park project.
- o Actively involve UCA students in Blaney Hill project.

Please feel free to attach to this application any additional information.

The City of Conway strives to ensure all City Boards are representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 41 Sex: male Race: white

Occupation: Assist. Professor, UCA Ward 4

Email Address: 3sportfitness@gmail.com

S. Morris  
Signature of Applicant or Nominator

8/1/11  
Date



Date: 8/18/2011

To: City Council

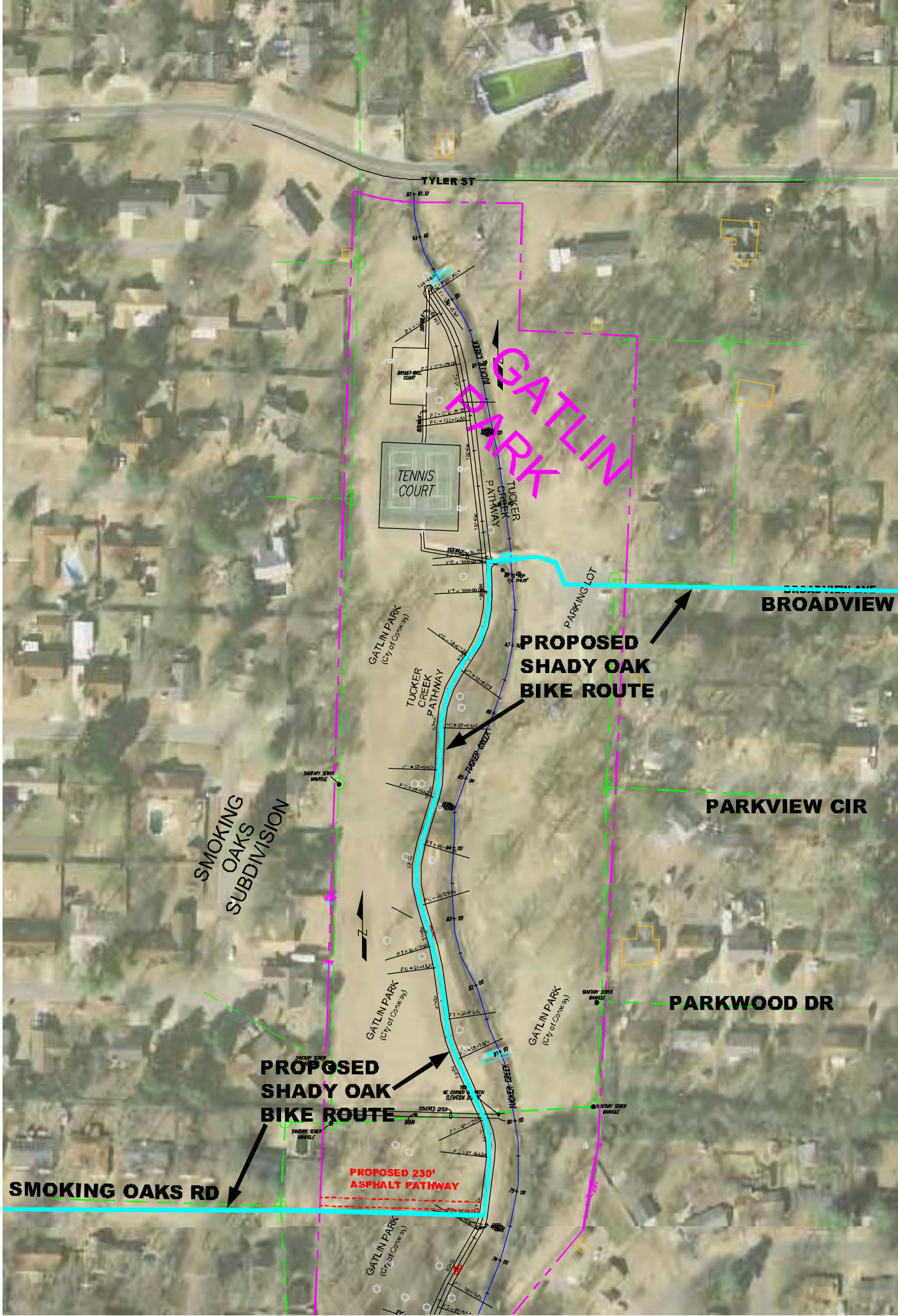
From: Bicycle Advisory Board, Peter Mehl, Chair

Re: Proposed signed bicycle route

The Bicycle Advisory Board (BAB) has determined that there is a need for designated bicycle routes in Conway for citizens new to bicycling. Such routes would not follow the main more heavily travel streets but would connect green spaces, schools and the paved multiuse Tucker Creek trail by use of residential streets. The BAB has designated one such route and would like to install signs along the route to help cyclists navigate this route. Below is an example of the sort of sign that could be installed; such a sign will include an arrow to indicate turns as well. Our suggested name for this route is Shady Oaks bike route. Implementing this route addresses a concern from the League of American Bicyclists that Conway does not have enough connectivity in its bike network. As they said after our last application for Bicycle-friendly Community: "Continue to expand the bicycle network and increase network connectivity through the use of bike lanes, shared lane arrows and signed routes."

Ronnie Hall has prepared a map (enclosed) indicating the proposed signed bike route along with a needed section of 230 feet of paved trail to connect the route to the current Tucker Creek paved trail that runs through Gatlin Park. Mayor Townsell supports this proposed signed bike route. We request your approval to create this route with signage and the addition of 230 feet of paved trail.





TYLER ST

81+ 61.32

83+ 40

84+ 14.14

85+ 10.38

86+ 00

87+ 00

88+ 00

89+ 00

90+ 00

91+ 00

92+ 00

93+ 00

94+ 00

95+ 00

96+ 00

97+ 00

98+ 00

99+ 00

100+ 00

101+ 00

102+ 00

103+ 00

104+ 00

105+ 00

106+ 00

107+ 00

108+ 00

109+ 00

110+ 00

111+ 00

112+ 00

113+ 00

114+ 00

115+ 00

116+ 00

117+ 00

118+ 00

119+ 00

120+ 00

121+ 00

122+ 00

123+ 00

124+ 00

GATLIN PARK

TENNIS COURT

GATLIN PARK (City of Conkney)

TUCKER CREEK PATHWAY

TUCKER CREEK

GATLIN PARK (City of Conkney)

GATLIN PARK (City of Conkney)

PROPOSED SHADY OAK BIKE ROUTE

PROPOSED 230' ASPHALT PATHWAY

SMOKING OAKS RD

PROPOSED SHADY OAK BIKE ROUTE

BROADVIEW

PARKVIEW CIR

PARKWOOD DR

SMOKING OAKS SUBDIVISION

SANITARY SEWER MANHOLE

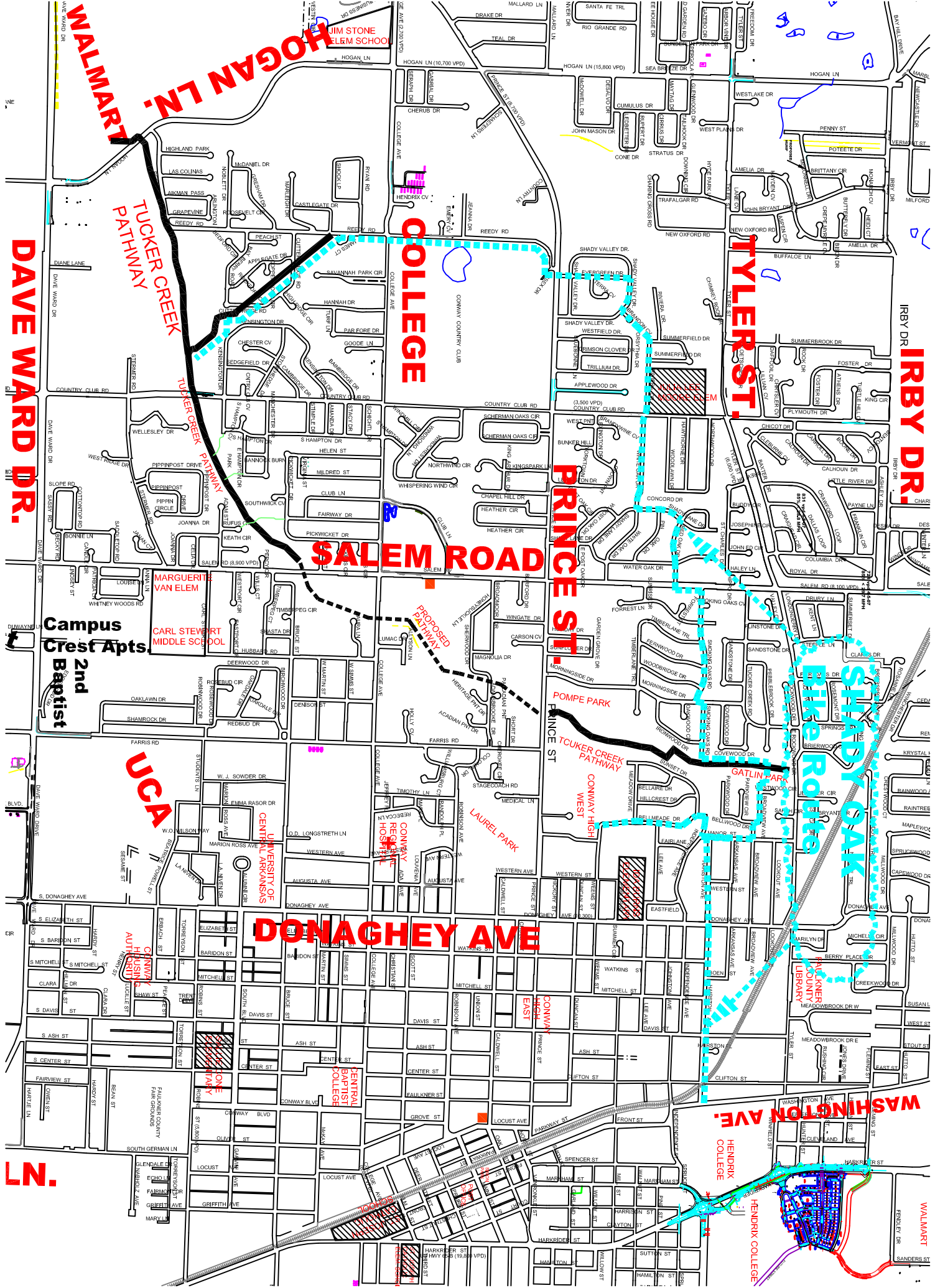
SANITARY SEWER MANHOLE

PARKING LOT

SANITARY SEWER MANHOLE

SANITARY SEWER MANHOLE





**WALMART**  
**HOGAN LN**

**TUCKER CREEK PATHWAY**

**DAVE WARD DR.**

**COLLEGE**

**TYLER ST.**

**IRBY DR.**

**SALEM ROAD**

**PRINCE ST.**

**Campus Crest Apts.**  
**2nd Baptist**

**MARGUERITE VAN ELEM**  
**CARL STEWART MIDDLE SCHOOL**

**UCA**

**DONAGHEY AVE**

**POMPE PARK**  
**TUCKER CREEK PATHWAY**

**SHILOH PARK**  
**SHILOH PARK**

**CONWAY HIGH SCHOOL WEST**

**CENTRAL BAPTIST COLLEGE**

**WASHINGTON AVE.**

**HENDRIX COLLEGE**

**HENDRIX COLLEGE**

**N.**

**WALMART**



**City of Conway, Arkansas  
Ordinance No. O-11-\_\_**

**AN ORDINANCE AMENDING BY REFERENCE ORDINANCE O-94-54 THE CONWAY ZONING  
ORDINANCE, SECTION 401.10 - PLANNED UNIT DEVELOPMENT; DECLARING AN EMERGENCY  
AND FOR OTHER PURPOSES:**

**WHEREAS**, It is desirable to update and amend Section 401.10 of the Conway Zoning Ordinance - Planned Unit Development to clarify regulations, procedures, and definitions;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY,  
ARKANSAS THAT:**

**Section 1.** Section 401.10 - Planned Unit Development is hereby amended by reference which was approved following notice as required by law, such ordinance consisting of the amended text, of which not less than three (3) copies have been and now are filed in the office of the Clerk of the City of Conway, Arkansas.

**Section 2.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**Section 3.** That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 23<sup>rd</sup> day of August, 2011.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**



CITY OF CONWAY  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

[www.conwayplanning.org](http://www.conwayplanning.org)

## Synopsis of Zoning Ordinance Amendment

### Section 401.10. Planned Unit Development Revisions

The PUD section of the Conway Zoning Ordinance had a major revision in June 2009. These revisions have yielded a more streamlined, user-friendly, and publicly accessible PUD zoning process, however other needed amendments have become evident. These proposed amendments should help further clarify and streamline the process. The proposed amendments are discussed in order below:

#### Section 401.10 Planned Unit Development

- A. **General Description.** The general description has been revised to better define the intent and purpose of the PUD zone.
- B. **Planned Unit Development Requirements.** The requirements for an internal sidewalk system, community space, and property owner's association have been changed from a "must" to a "may". Due to the unique nature of PUD proposals, there needs to be latitude in requirements to create the best development.
  1. **Relation to Utilities and Major Roads.** The phrase, "In no case shall a PUD district create undue traffic burdens in residential neighborhoods outside of the PUD district" has been removed. The amount of traffic generated by a PUD and its affect on a surrounding area, residential or commercial, is a relative measurement and should be looked at objectively as part of the PUD proposal through projections and traffic studies. Planning Commission and City Council decisions should then be objectively based on these studies.
  2. **Internal Street Network.** No change
  3. **Sidewalk System.** Currently, this paragraph states that a PUD shall include pedestrian sidewalks. This has been revised to, "Unless there are outstanding design reasons that warrant otherwise, all internal streets within a Planned Unit Development shall include pedestrian sidewalks". This strongly emphasizes the desire for sidewalks, but leaves open the possibility for designs where a sidewalk system is not necessary or practical. This requirement applies only to internal sidewalks, sidewalks along exterior public streets is not affected.
  4. **Common Space / Green Space / Open Space.** The language for this section has roots in an older 1980s vision of PUD zones. This vision was one of a large suburban office park like developments. The more modern vision is to allow PUDs to be used as a tool to create a unique and possibly denser development. Although the PUD ordinance revision of 2009 helped clarify the PUD ordinance, it retained confusing and contradictory language from earlier PUD regulations concerning common space/green space/open space. Under the current ordinance, these terms are used interchangeably.

Current PUD regulations require projects less than 3 acres to set aside 5 - 20% "common open space". Projects 3 acres or larger are required to set aside 20% "common open space". This language can be interpreted to mean green space above and beyond the 20% impervious surface as required by Development Review standards or not. In the proposed amendment, common space

is defined as plazas, courtyards, pedestrian malls, and outdoor spaces. These spaces are encouraged, not required.

5. **Green Space / Pervious Surface.** The term, “green space” is better defined and aligned with adopted Development Review Standards. Green space is defined as pervious surface. A project with less than 3 acres shall be required to provide 5-20% pervious surface. A project 3 acres or larger shall be required to provide 20% pervious surface.
  6. **Property Owners Association.** Slight paragraph wording change, otherwise no significant changes.
  7. **Plan Preparation.** A sentence has been added to this paragraph clarifying application submission: “Pre-application plans do not require a design professional stamp, however applicants are encouraged to work with design professionals as early as possible in PUD planning.” This has been a point of confusion.
- C. Procedures for Obtaining PUD Approval.** Throughout the proposed PUD amendments, references to a “Development Plan Report” have been revised to “PUD Plan”. This change should help differentiate between PUD plans and Development Review documents.
1. **Pre-Application Reviews**
    - a. **Department Meeting.** Minor wording changes/clarifications.
    - b. **Development Review Committee Pre-Application Conference.** Minor wording changes/clarifications.
    - c. **Public Meeting(s).** Minor wording changes/clarifications. Reference to a second meeting has been removed.
  2. **Planned Unit Development Application Submittal**
    - a. **Procedure.** No changes.
    - b. **Fees.** No changes.
    - c. **Application Requirements.** No changes.
    - d. **Public Notice of Planning Commission Hearing.** No changes.
    - e. **Planning Commission Action.** No changes, however it should be pointed out that this procedure automatically sends PUD request to the City Council regardless of approval or denial by the Planning Commission. This has proven to be advantageous in the past.
    - f. **City Council Consideration.** No changes.
  3. **Final PUD Plan.** This paragraph has been added to clarify the submittal of a final PUD Plan that will serve as the binding document for the PUD.
  4. **Platting, Development Review, and Other District Regulations.** Minor wording changes/clarifications have been made throughout this section.
- D. Procedures for Amending a PUD Plan.** Minor wording changes/clarifications. The amending procedures have not been amended.

## **SECTION 401.10 – PLANNED UNIT DEVELOPMENT**

- A. **General Description.** The Planned Unit Development (PUD) district is intended to accommodate developments that might otherwise be impractical or impossible to implement through traditional zoning. Through a coordinated effort involving public participation, a PUD district offers the developer an opportunity to create a unique project that also provides an appropriate level of compatibility with surrounding development. A PUD project allows the creation of alternative development standards in order to address each PUD's unique characteristics. Variances include, but are not limited to; land use, building setbacks, parking, density, etc. The PUD district also allows the setting of conditions by the Planning Commission/City Council including, but not limited to; land use, building setbacks, parking, density, common space, green space, ingress/egress points, architectural design, and landscaping/buffering.

A Planned Unit Development request includes both a rezoning request and a PUD plan. In reviewing a proposed PUD district, the Planning and Development Department, Planning Commission, and City Council consider these components in tandem. Approval of a PUD district by the City Council includes approval of both the rezoning request and the PUD plan. Upon approval, the proposed project must also be platted in accordance with the subdivision regulations and undergo Development Review, as outlined in Article 1101 of the Conway Zoning Ordinance. A plat is not required if the property has already been legally platted.

- B. **Planned Unit Development Requirements.** Because a Planned Unit Development should be designed to function in a cohesive manner, the PUD proposal should provide a sidewalk system, common space, and, typically, a property owners association. The location of the site in relation to existing roads, services, and neighborhoods shall be taken into account. The Director of Planning and Development, the Planning Commission, and/or the City Council may require additional provisions.
1. **Relation to Utilities and Major Roads.** A Planned Unit Development district shall be located in relation to utility systems, storm drainage systems, and major roads so that neither extension nor enlargement of such facilities at public expense shall be necessary. However, PUD districts may be approved at locations lacking such services if the applicant makes provision to offset the cost of extension and/or enlargement of such services.
  2. **Internal Street Network.** A Planned Unit Development shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. Where site conditions are sufficient, a gridded road network that provides maximum connectivity within the PUD and with surrounding development is desirable.
  3. **Sidewalk System.** Unless there are outstanding design reasons that warrant otherwise, all internal streets within a Planned Unit Development shall include pedestrian sidewalks, which shall be constructed in accordance with Section 1101 of the Zoning Ordinance.
  4. **Common Space.** The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. These common spaces should be located in an area of the site which makes the space easily identifiable and accessible for public and/or private use. Proximity and connectivity to existing public/private common space such as parks, trails, greenbelts, playgrounds, and natural areas should be taken into consideration. These public/private common spaces should be sheltered as much as possible from incompatible uses.

**5. Green Space / Pervious Surface**

- a. Planned Unit Developments less than three acres shall dedicate a minimum of 5 percent to 20 percent of the total project area to pervious surface typically reserved for green space and/or landscaping.
- b. Planned Unit Developments three acres or larger shall dedicate a minimum of 20 percent of the total project area to pervious surface typically reserved for green space and/or landscaping.

6. **Property Owners Association.** The Planned Unit Development proposal shall include provision for a property owners association. This requirement may be waived where a property owners association may not be necessary such as a PUD with a sole owner. The property owners association shall consist of all persons and corporations owning property within the PUD. Maintenance of all common areas, parking areas, and refuse facilities shall be the responsibility of the property owners association. Cost for sharing such maintenance shall be specified in the property owners association agreement.

7. **Plan Preparation.** Pre-application plans do not require a design professional stamp, however applicants are encouraged to work with design professionals as early as possible in PUD planning. The Planned Unit Development proposal officially submitted for Planning Commission review shall be reviewed and stamped by an architect, landscape architect, or engineer licensed by the State of Arkansas.

**C. Procedures For Obtaining PUD Approval**

**1. Pre-Application Reviews**

a. **Department Meeting.** The PUD applicant shall present a draft PUD proposal to Planning and Development Department staff. The draft PUD proposal should include a rough sketch of a site plan and an explanation of why a PUD district is necessary for development. Pre-application plans do not require a design professional stamp. The applicant should become familiar with the Zoning and Subdivision Ordinances prior to the scheduled Department Meeting. The Director of Planning and Development and staff will provide the applicant with comments and recommendations.

b. **Development Review Committee Pre-Application Conference.** Following the Department Meeting, the Director of Planning and Development will schedule a Pre-Application Conference with the Development Review Committee, which consists of representatives of the Planning and Development Department, Street Department, Sanitation Department, Fire Department, and Conway Corporation. At the Director of Planning and Development's discretion, other relevant parties may be asked to attend the Pre-Application Conference to offer comments and suggestions. The applicant shall present a PUD proposal to the Development Review Committee that includes draft versions of a site plan including any common space and/or green space, descriptions of land uses, and street layout. Building elevations may also be presented. Pre-application plans do not require a design professional stamp. Following the Pre-Application Conference, the Development Review Committee comments and suggestions will be incorporated into a single document and provided to the applicant.

c. **Public Meeting.** The Director of Planning and Development or designee shall schedule a Public Meeting at which time the applicant shall present the PUD proposal to all interested parties, including, though not limited to, neighborhood residents, property owners associations, neighboring business owners, City officials, and community groups. Notice of the public meeting shall be published on the City of Conway's website at least 15 days prior to the meeting. A Public Hearing sign shall be conspicuously posted on the subject property at least 15 days prior to the public meeting. The



applicant shall use relevant comments gathered at the public meeting to amend the PUD proposal in a manner that is both feasible for the applicant and most satisfactory to the interested parties.

## 2. Planned Unit Development Application Submittal

- a. **Procedure.** Upon completion of all pre-application reviews, the applicant may proceed in preparing the Application for a Planned Unit Development for the Conway Planning Commission. The application shall be processed following the procedure for a change of zone district boundary as set forth in Article 901.4, excepting fees.
- b. **Fees.** All Planned Unit Development filing fees are non-refundable and must be paid to the Conway Planning and Development Department at the time application is made. Filing fees will be credited towards Development Review fees.
  - i. **Residential.**
    - \$525.00 PUD with 10 or fewer residential units
    - \$725.00 PUD with 11-25 residential units
    - \$1,125.00 PUD with 26 or more residential units
  - ii. **Non-Residential.**
    - \$1,125 PUD with a non-residential component
- c. **Application Requirements.** The Application for a Planned Unit Development must be accompanied by a preliminary PUD plan consisting of a site plan, explanatory text, and necessary exhibits. The PUD plan should expound upon the initial PUD proposal by incorporating the comments gathered throughout the pre-application process. The preliminary PUD plan should include applicable documents including: description of existing conditions, clarification of the purpose and intent of the PUD, list of allowable land uses, height and size of proposed building types, and site-specific development standards, development phasing and construction schedule, and covenants and restrictions. All items must be submitted at the time of PUD application to be deemed complete for review. Any omission of a required submittal item shall be identified and the reason for omission explained in the PUD Plan. If the PUD is to be constructed in multiple phases, the applicant shall clearly indicate the boundaries of each proposed phase on the site plan.
- d. **Public Notice of Planning Commission Hearing.** Prior to the Planning Commission's review of the PUD application, sufficient notice of a public hearing for rezoning shall be furnished in accordance with the public hearing procedure outlined in Article 901.4(C)(3) of the Conway Zoning Ordinance.
- e. **Planning Commission Action.** At its regular monthly meeting, the Planning Commission shall review the PUD application and accompanying PUD Plan and shall conduct a public hearing at which time the applicant, as well as members of the community, may address the Commission. The Planning Commission shall take one of four actions: send the rezoning request to the City Council with a positive recommendation; send the rezoning request to the City Council with a negative recommendation; send the rezoning request to the City Council with no recommendation; or hold the rezoning request in committee pending additional information or clarification from the applicant.
- f. **City Council Consideration.** Upon receiving the PUD recommendation from the Planning Commission and reviewing the PUD application and PUD Plan, the City Council shall consider an ordinance establishing a PUD district. The City Council shall take one of three actions: approve the PUD request

as recommended by the Planning Commission; approve the PUD request with amendment(s); or deny the PUD request.

1. **Final PUD Plan.** Following City Council approval, the applicant shall submit a Final PUD Plan to the Planning and Development Department for review. This Final PUD Plan shall incorporate any amendments or additions as approved by the City Council. This Final PUD Plan shall serve as the binding document that will guide the PUD's development and land use.
  2. **Platting, Development Review, Building Permits, Other District Regulations.** Approval of a PUD district does not relieve the applicant of subdivision platting, development review, building permit, or overlay district requirements. Following City Council approval and prior to submission for Development Review and the issuance of building permits, a final plat must be submitted and approved. A plat is not required if the property has been legally platted. Except as specifically provided for in the individual PUD ordinance, all development shall be undertaken in conformance with adopted departmental rules and procedures. Where specific amendments to departmental rules and procedures have been included in the adopted PUD ordinance, all reviews shall be conducted and permits shall be issued in conformance with the provisions of the approved PUD plan.
    1. **Platting.** Upon approval of the PUD request by the City Council, and after the submittal of the Final PUD Plan, a plat shall be prepared in the manner prescribed in the Conway Subdivision Regulations. Minor plats may receive departmental approval. Major plats shall be reviewed by the Planning Commission. A plat is not required if the property has been legally platted.
    2. **Development Review.** Upon approval of both the Final Development PUD Plan and the Final Plat, the applicant may submit the project to the Planning and Development Department for Development Review. (See Article 1101 of the Zoning Ordinance and the Design Standards Pattern Book published by the Conway Planning and Development Department for more information on Development Review.) The Development Review process must be completed before the applicant can apply for or obtain any building permits from the City of Conway.
    3. **Building Permits.** After completion of subdivision platting and development review, construction documents may be presented to the Permits Division for commercial building plans review. Single family and duplex structures are not subject to building plans review.
    4. **Other District Regulations.** If the PUD project is within an overlay district, historic district, or other special district area, applicable regulations must be applied and/or approvals must be obtained from relevant commissions or boards.
- D. **Procedures For Amending a PUD Plan.** If during the course of the implementation of a Planned Unit Development, the applicant and/or developer find it necessary or desirable to modify the approved PUD Plan, the applicant and/or developer may request a PUD amendment. Such request shall be made in writing to the Director of Planning and Development, who will determine whether the requested modification meets the criteria of a minor modification or major modification. All modifications must be consistent with the intent of this ordinance.
1. **Minor Modifications.** Minor modifications are granted administratively by the Director of Planning and Development and do not require legislative action. For a requested modification to be classified as minor, the modification must: alter one or more provisions of the Final PUD Plan, not expand the types of land uses specifically allowed in the approved Final PUD Plan, not change the character or function of driveways or streets approved in the Final PUD Plan, not cause any foreseeable significant increase in

traffic volume or result in any foreseeable negative impacts on traffic flow, not significantly reduce the amount and/or distribution of common space or green/pervious space, and not create any significant change to the nature or character of the approved PUD.

2. **Major Modifications.** Major modifications are tentatively granted by the Director of Planning and Development and require City Council notification. A modification that would result in any of the following will be deemed major: expansion of the types of land uses specifically allowed in the approved Final PUD Plan, change in the character or function of driveways or streets approved in the Final PUD Plan, foreseeable significant increase in traffic volume or foreseeable negative impacts on traffic flow, reduction in the amount and/or distribution of common space or green/pervious space, or any significant change to the nature or character of the approved development. Additionally, the Director of Planning and Development may elect to follow the method for major modification approval for any modification of any lesser magnitude, particularly if such modification is deemed to be in the public interest.
  - a. **Major Modification Approved by Director of Planning and Development.** The Director of Planning and Development may approve the major modification and grant the request.
    - i. **City Council Notification.** If the Director of Planning and Development grants the requested major modification, he/she must notify all City Council members on the same day that the modification is granted. The notification must be delivered by letter, email, telephone contact, placement of a notice in each Councilperson's mailbox at City Hall, or another manner approved by the Mayor.
    - ii. **City Council Objections.** If any individual City Council member objects to the major modification, the Council member must notify the Director of Planning and Development of such objection within no less than five (5) working days from the date of the Director's decision to grant the request. Upon receiving an objection from a Council member, the Director shall refer the major modification request to the Planning Commission for review.
      - (a) **Public Notice of Planning Commission Hearing.** Prior to the Planning Commission's review of the PUD modification request, sufficient notice of a public hearing for rezoning shall be furnished in accordance with state law and per the public hearing procedure outlined in Article 901.4(C)(3) of the Conway Zoning Ordinance. (O-09-102)
      - (b) **Planning Commission Approval.** After reviewing the major modification request, the Planning Commission may grant the request.
      - (c) **Planning Commission Denial.** After reviewing the major modification request, the Planning Commission may deny the request. If the Planning Commission denies the major modification request, the applicant may appeal the decision to the City Council by submitting a notice of appeal to the Planning and Development Department no less than thirty (30) working days from the date of the Planning Commission's decision. The appeal shall be placed on the agenda of the next scheduled meeting of the City Council. The City Council's decision is final.
  - b. **Major Modification Denied by Director of Planning and Development.** The Director of Planning and Development may deny the major modification request. The Director's decision may be appealed to the Planning Commission by notifying the Planning Commission of such appeal no less than thirty (30) working days from the date of the Director's decision to deny the major modification request.

- i. **Public Notice of Planning Commission Hearing.** Prior to the Planning Commission's review of the PUD modification request, sufficient notice of a public hearing for rezoning shall be furnished in accordance with state law and per the public hearing procedure outlined in Article 901.4(C)(3) of the Conway Zoning Ordinance. (O-09-102)
- ii. **Planning Commission Approval.** After reviewing the major modification request, the Planning Commission may grant the request.
- iii. **Planning Commission Denial.** After reviewing the major modification request, the Planning Commission may deny the request. If the Planning Commission denies the major modification request, the applicant may appeal the decision to the City Council by submitting a notice of appeal to the Planning and Development Department no less than thirty (30) working days from the date of the Planning Commission's decision. The appeal shall be placed on the agenda of the next scheduled meeting of the City Council. The City Council's decision is final.

### 3. Additional Rules Regarding Modifications

- a. **Public Hearing.** The request for a major modification shall not subject the entire Final PUD Plan to a public hearing. Only the portion(s) of the Final PUD Plan necessary to evaluate the major modification request under consideration is (are) subject to any required public hearing(s).
  - b. **Precedent.** Minor and major modifications shall be considered unique and shall not set precedent for other developments.
- E. **Project Completion.** At its discretion, the Planning Commission may periodically review the Planned Unit Development project's implementation status. If the Planning Commission determines that the PUD is not being implemented in accordance with the Final PUD Plan, the Planning Commission may recommend that the City Council review the progress of the project. The City Council may allow implementation of the project to continue uninterrupted, may require the applicant and/or developer to submit a revised PUD plan, or may take any other reasonable action to ensure that the subject property is not developed in an inappropriate manner.



City of Conway  
 Street and Engineering Department  
 100 East Robins Street  
 Conway, AR 72032

Ronnie Hall, P.E.  
 City Engineer  
[ronnie.hall@cityofconway.org](mailto:ronnie.hall@cityofconway.org)  
 501-450-6165

August 18, 2011

Mayor Tab Townsell  
 City Hall  
 1201 Oak Street  
 Conway, Arkansas 72032

Re: Stone Dam Creek Pathway  
 Mimosa Dr to Dave Ward Drive

Dear Mayor Townsell;

Bids were received at 10:00 AM, Thursday, August 18, 2011 at Conway City Hall for the above referenced project. This project involves the construction of 2,665 feet of 12' wide asphalt pathway from Mimosa Drive to Dave Ward Drive along Stone Dam Creek; the construction of a 120 foot span pedestrian bridge across Stone Dam Creek; and the construction of a 32 space parking lot near the end of Mimosa Drive. The four bids received for this project are listed below and detailed on the enclosed bid tabulation.

F. P. Bivens Construction Co.	\$769,239.35
Township Builders	\$775,186.00
J's Construction	\$788,874.00
HardRock Construction, Inc.	\$790,521.59
Engineer's Estimate	\$721,074.00

I recommend award of this project to the low bidder F. P. Bivens Construction, Inc. in the amount of \$769,239.35.

The funding for this project would utilize the Parks & Recreation Bond's reserved for Pedestrian Trails. The current balance in that fund is \$1,034,855.

Please advise if you have questions or need additional information.

Sincerely,

Ronnie Hall, P.E.

**CITY OF CONWAY, ARKANSAS  
STONE DAM CREEK PATHWAY  
MIMOSA DRIVE TO DAVE WARD DRIVE  
CONWAY, ARKANSAS**

TABULATION OF BIDS RECEIVED AUGUST 18, 2011 10:00 AM

DESCRIPTION	ESTIMATED QUANTITY	UNITS	F. P. Bivens Construction		Township Builders		J's Construction		HardRock Construction, Inc.		ENGINEERS ESTIMATE	
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1 SITE PREPARATION	1	L.S.	\$40,226.75	\$40,226.75	\$17,066.00	\$17,066.00	\$80,800.00	\$80,800.00	\$62,750.00	\$62,750.00	\$35,000.00	\$35,000.00
2 UNCLASSIFIED EXCAVATION	5,200	C.Y.	\$7.00	\$36,400.00	\$8.00	\$41,600.00	\$10.50	\$54,600.00	\$7.50	\$39,000.00	\$8.00	\$41,600.00
3 EMBANKMENT MATERIAL	3,100	C.Y.	\$8.50	\$26,350.00	\$14.00	\$43,400.00	\$12.70	\$39,370.00	\$10.75	\$33,325.00	\$10.00	\$31,000.00
4 UNDERCUT & BACKFILL	2,500	C.Y.	\$17.00	\$42,500.00	\$20.00	\$50,000.00	\$14.25	\$35,625.00	\$15.00	\$37,500.00	\$18.00	\$45,000.00
5 CRUSHED STONE BASE	2,000	TON	\$18.50	\$37,000.00	\$20.00	\$40,000.00	\$20.50	\$41,000.00	\$26.50	\$53,000.00	\$20.00	\$40,000.00
6 ASPHALT SURFACE	650	TON	\$100.00	\$65,000.00	\$98.00	\$63,700.00	\$85.00	\$55,250.00	\$97.00	\$63,050.00	\$85.00	\$55,250.00
7 12" STORM DRAIN	24	L.F.	\$16.48	\$395.52	\$40.00	\$960.00	\$29.00	\$696.00	\$25.00	\$600.00	\$30.00	\$720.00
8 15" STORM DRAIN	56	L.F.	\$22.52	\$1,261.12	\$43.00	\$2,408.00	\$30.00	\$1,680.00	\$30.00	\$1,680.00	\$35.00	\$1,960.00
9 18" STORM DRAIN	218	L.F.	\$25.92	\$5,650.56	\$46.00	\$10,028.00	\$30.00	\$6,540.00	\$47.00	\$10,246.00	\$40.00	\$8,720.00
10 CURB INLETS	6	EACH	\$2,200.00	\$13,200.00	\$2,500.00	\$15,000.00	\$1,985.00	\$11,910.00	\$2,000.00	\$12,000.00	\$2,000.00	\$12,000.00
11 INLET ON EXISTING STORM DRAIN	4	EACH	\$2,195.00	\$8,780.00	\$2,500.00	\$10,000.00	\$2,000.00	\$8,000.00	\$2,000.00	\$8,000.00	\$2,500.00	\$10,000.00
12 REINFORCED CONCRETE FOR BOX CULVERT	135	C.Y.	\$600.00	\$81,000.00	\$700.00	\$94,500.00	\$610.00	\$82,350.00	\$580.00	\$78,300.00	\$650.00	\$87,750.00
13 REINFORCED CONCRETE FOR BRIDGE ABUTME	40	C.Y.	\$672.00	\$26,880.00	\$700.00	\$28,000.00	\$575.00	\$23,000.00	\$430.00	\$17,200.00	\$600.00	\$24,000.00
14 CONCRETE CURB & GUTTER	1,000	L.F.	\$13.75	\$13,750.00	\$16.00	\$16,000.00	\$10.50	\$10,500.00	\$16.25	\$16,250.00	\$12.00	\$12,000.00
15 5' CONCRETE SIDEWALK	453	L.F.	\$16.80	\$7,610.40	\$20.00	\$9,060.00	\$16.00	\$7,248.00	\$18.50	\$8,380.50	\$18.00	\$8,154.00
16 WHEEL CHAIR RAMP	192	S.F.	\$15.00	\$2,880.00	\$17.00	\$3,264.00	\$12.00	\$2,304.00	\$10.50	\$2,016.00	\$10.00	\$1,920.00
17 CONCRETE APRON	100	S.Y.	\$40.00	\$4,000.00	\$48.00	\$4,800.00	\$36.00	\$3,600.00	\$45.50	\$4,550.00	\$40.00	\$4,000.00
18 4' DECORATIVE FENCE	800	L.F.	\$75.00	\$60,000.00	\$70.00	\$56,000.00	\$80.00	\$64,000.00	\$85.00	\$68,000.00	\$25.00	\$20,000.00
19 MODULAR BLOCK WALL	3,600	S.F.	\$23.20	\$83,520.00	\$19.00	\$68,400.00	\$17.50	\$63,000.00	\$10.85	\$39,060.00	\$30.00	\$108,000.00
20 120' X 12' PREFABRICATED BRIDGE	1	EACH	\$136,850.00	\$136,850.00	\$155,000.00	\$155,000.00	\$157,000.00	\$157,000.00	\$156,644.09	\$156,644.09	\$120,000.00	\$120,000.00
21 SILT FENCE	4,000	L.F.	\$3.00	\$12,000.00	\$2.00	\$8,000.00	\$2.00	\$8,000.00	\$5.00	\$20,000.00	\$3.00	\$12,000.00
22 B-STONE	200	TON	\$15.75	\$3,150.00	\$25.00	\$5,000.00	\$19.00	\$3,800.00	\$18.50	\$3,700.00	\$25.00	\$5,000.00
23 RIP RAP	300	TON	\$56.00	\$16,800.00	\$32.00	\$9,600.00	\$20.00	\$6,000.00	\$37.50	\$11,250.00	\$30.00	\$9,000.00
24 SOLID SODDING	1,500	ACRE	\$4.50	\$6,750.00	\$4.00	\$6,000.00	\$4.00	\$6,000.00	\$7.50	\$11,250.00	\$3.00	\$4,500.00
25 SEEDING & MULCHING	3	S.Y.	\$2,300.00	\$6,900.00	\$2,500.00	\$7,500.00	\$1,800.00	\$5,400.00	\$1,750.00	\$5,250.00	\$2,500.00	\$7,500.00
26 ACCESS CONTROL FACILITIES	2	EACH	\$1,500.00	\$3,000.00	\$1,700.00	\$3,400.00	\$2,500.00	\$5,000.00	\$6,375.00	\$12,750.00	\$2,500.00	\$5,000.00
27 CONSTRUCTION LAYOUT	1	L.S.	\$17,385.00	\$17,385.00	\$6,000.00	\$6,000.00	\$6,200.00	\$6,200.00	\$14,000.00	\$14,000.00	\$10,000.00	\$10,000.00
28 TRENCH & EXCAVATION SAFETY	1	L.S.	\$10,000.00	\$10,000.00	\$500.00	\$500.00	\$1.00	\$1.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
TOTAL				\$769,239.35		\$775,186.00		\$788,874.00		\$790,251.59		\$721,074.00



City of Conway  
 Street and Engineering Department  
 100 East Robins Street  
 Conway, AR 72032

Ronnie Hall, P.E.  
 City Engineer  
[ronnie.hall@cityofconway.org](mailto:ronnie.hall@cityofconway.org)  
 501-450-6165

August 16, 2011

Mayor Tab Townsell  
 City Hall  
 1201 Oak Street  
 Conway, Arkansas 72032

Re: Street Right of Way  
 Old Military Road / McNutt Road at Donnell Ridge

Dear Mayor Townsell;

In an effort to arrive at an equitable value for the Hartland Development Company Property at Old Military-McNutt-Donnell Ridge, I requested that Ronald E. Bragg of Little Rock prepare an independent review of the appraisals prepared for this property. Mr. Bragg has had considerable experience providing appraisal in Conway for the Conway Development Corporation. I have attached Mr. Bragg's analysis of these appraisals.

As previously presented, the two Hartland parcels were appraised by Coats Appraisal (for the City of Conway) and Affiliated Real Estate Appraisals of Little Rock (for Hartland Development) as follows:

<u>Parcel</u>	<u>COATS</u>	<u>AFFILIATED</u>
No. 1 (North Side Ridge) 2.673 Ac.	\$60,000 (\$22,447/Ac.)	\$115,000 (\$43,023/Ac.)
No. 2 (South Side Ridge) 3.068 Ac.	\$75,000 (\$24,446/Ac.)	\$133,500 (\$43,514/Ac.)

As noted in the review by Mr. Bragg, there are issues with both appraisals. Mr. Bragg suggest a value giving equal weight to the values (using the "corrected " amount for the Coats appraisal) presented in the two appraisals for Parcel No. 1 (Light Industrial Property) and weighted toward the Affiliated appraisal value for Parcel No 2 (Multifamily).

Based on Mr. Bragg's suggestions, Mitch Hart has agreed to a value of \$35,000 per acre for the Light Industrial parcel on the north side of the ridge and \$40,000 per acre for the Multi Family parcel of the south side of the ridge. Using the revised parcel sizes these values would give the following amounts:

Parcel No. 1 (North side I-3)	3.014 Acres	\$35,000/Ac.	\$105,490
Parcel No. 2 (South side MF)	<u>2.917 Acres</u>	\$40,000/Ac.	<u>\$116,680</u>
TOTAL	5.931 Acres		\$222,170

I am requesting approval of the above amount for payment to Hartland for the land required for the realignment of Old Military-McNutt Road at Donnell Ridge Road. If the above amounts are not acceptable, I suggest that the City Council authorize the City Attorney to proceed with condemnation and allow the City and Hartland to present their opinions of value to the courts.

Mayor Tab Townsell  
August 16, 2011  
Page 2

A small parcel of approximately 0.13 acre is needed from the Starkey Property on the east side of Old Military. I am request approval to offer them the same per acre price that is proposed for the Hart property. The amount would be \$5,200.

Please advise if you have questions or need additional information.

Sincerely,

Ronnie Hall, P.E.



APPRAISAL REVIEW REPORT  
OF  
FOUR REAL PROPERTY APPRAISALS  
HARTLAND DEVELOPMENT CO. RETIREMENT TRUST LAND  
MCNUTT ROAD AND DONNELL RIDGE ROAD  
AND  
OLD MILITARY ROAD AND DONNELL RIDGE ROAD  
CONWAY, ARKANSAS

PREPARED FOR  
CITY OF CONWAY  
CONWAY, ARKANSAS

PREPARED BY  
RONALD E. BRAGG, MAI  
LITTLE ROCK, ARKANSAS

## APPRAISAL REVIEW

Assignment: Review of appraisal reports (total of four) prepared for the City of Conway and for Hartland Development Co. (the property owner) for right-of-way acquisition for the re-alignment of the intersection of McNutt Road and Donnell Ridge Road, and Old Military Road and Donnell Ridge Road.

Purpose: To provide the City of Conway, the client and intended user, with an opinion of the appraisals and my opinion of market value, if possible, from the limited scope of work described below.

Scope of Work: Ronnie Hall, City Engineer, representing the City of Conway, provided copies of four appraisal reports for review. Each appraisal report was read and all attached exhibits were examined. Mitch Hart (representing the land owner) contacted the reviewer to provide his comments and additional information. Mr. Hart provided copies of certain documents, with a copy to Ronnie Hall representing the City of Conway. Although not initially planned, the review did include a field inspection of the appraised properties and their location. Both representatives were invited to be present; neither was present. The reviewer did not conduct additional market research beyond that presented in the appraisal reports. The reviewer's comments and conclusions are based solely on the appraisal reports, the market data presented in each appraisal report, and the market data analysis and value conclusions presented in the appraisal reports. The appraisal reports reviewed are identified as:

Coats Appraisal # 1 - McNutt Road & Donnell Ridge Road - As of 4/25/2011  
Affiliated Appraisal # 1 - McNutt Road & Donnell Ridge Road - As of 5/20/2011

Coats Appraisal # 2 - Old Military Road & Donnell Ridge Road - As of 4/25/2011  
Affiliated Appraisal # 2 - Old Military Road & Donnell Ridge Road - As of 5/20/2011

The Coats Appraisals were prepared by Kirby Coats of Coats Appraisal Services, Inc.; the reports were dated April 26, 2011.

The Affiliated Appraisals were prepared by Stephen Horvath and Tom Ferstl of Arkansas Appraisers and/or Affiliated Real Estate Appraisals; the reports were dated June 24, 2011.

Mr. Hart provided a copy of Deed Number 2008-4126 which is Coats Sale No. 1 in both of his appraisals and Sale No. 8 in the Affiliated Appraisal # 2. This deed shows this sale as Lot 44 and Lot 45 of Sherwood Estates which total 7.80 acres, not the 3.52 acres shown in the referenced appraisals. Mr. Hart also provided a copy of the Real Estate Auction notice showing these two lots and their areas of 3.33 acres and 4.47 acres (7.80 acres). This information has been considered by the reviewer.

This is not a technical review in which the reviewer evaluates each appraisal report for compliance with USPAP or other appraisal standards. Rather this review is an evaluation of the information presented in each report and my opinion of which report(s), if any, provides the better information and analysis of that information and by inference provides the better indication of market value for the land to be acquired.

## APPRAISAL REVIEW

### **McNutt Road & Donnell Ridge Road Appraisals**

	Coats # 1	Affiliated # 1
Subject	2.67 Acres	2.67 Acres
Zoning	I-1	I-1
Topography	Sloping North	Slopes From Street
Public Utilities	All But Sewer	All But Sewer
Highest & Best Use	Commercial or I-1	Industrial
Comparable Sale	Sale No. 2 (Comparison Sale A)	Sale No. 3 (Comparison Sale A)
Comparable Sale	Sale No. 3 (Comparison Sale B)	Sale No. 2 (Comparison Sale B)
	Comparison Sale A (\$185,000)	Comparison Sale A (\$185,000)
Time Adjustment	-0-	-0-
Size Adjustment	-\$66,830	-\$66,830
Topography Adj.	-\$40,050	-0-
Adjusted Price	\$78,120	\$118,170
	Comparison Sale B (\$80,000)	Comparison Sale B (\$79,900)
Time Adjustment	-0-	+\$11,785
Size Adjustment	+\$24,195	+\$22,175
Topography Adj.	-\$40,050	-0-
Adjusted Price	\$64,145	\$113,860

The appraisal reports are in agreement concerning the general description of the subject land. The Coats appraisal used 3 comparable sales. The Affiliated appraisal used 4 comparable sales and 3 listings for sale as additional support. Two comparable sales were used in both reports. A side-by-side comparison of those sales, as presented in the appraisal reports, is provided above.

Based on the deed (2008-4126) provided by Mr. Hart it appears that the Coats appraisal does not have enough land area for its Sale No. 1 (not included above as a common sale). Information provided is that this sale was two lots totaling 7.80 acres not 3.52 acres as shown in the appraisal report. This change in size would reduce its per acre sale price from \$14,488.64/acre to \$6,538.46/acre. This sale is the only sale utilized in either appraisal that has agricultural zoning, not industrial zoning. It's per acre price was not consistent with the \$39,024.39/acre and the \$44,258.37/acre price of the other sales utilized. This change in land area, if appropriate, makes this inconsistency even greater. This was an auction sale at the same point in time as his Comparable Sale No. 2; the lower per acre price difference cannot be a factor of changing prices over time. Either Sale No.

## APPRAISAL REVIEW

### **McNutt Road & Donnell Ridge Road Appraisals (continued)**

1 is not comparable, or Sale No. 2 and Sale No. 3 are not comparable, to the subject. Even after the adjustment process Sale No. 1 is still 50% of the adjusted price of Sale No. 2 and 60 % of the adjusted price of Sale No. 3. Sale No. 1 appears to be the “odd” sale requiring additional adjustment, that was not provided, or it should not have been considered. If it is eliminated from consideration, and no other change is made, it appears the Coats value indication would increase from \$60,000 to \$71,000, more or less.

Affiliated provided an explanation of, but not a market justification for, its time adjustment.

Both appraisers used the same basis for size adjustments; no difference/no controversy.

Affiliated did not make an adjustment for the subject’s sloping topography; all of its comparable sale properties had topographies described as “mainly level”. Affiliated was silent on this land feature even though the subject is sloping land.

The topography adjustment in the Coats appraisal is \$15,000/acre for 2.67 acres (the subject is 2.67 acres). This is a significant adjustment for sales in the \$40,000/acre price range. It may be warranted; it makes sense that a sloping industrial land parcel would have a lower per acre value than a similar but level industrial land parcel. However, while this adjustment was identified, the amount of the adjustment was not justified with a market derived basis for the amount of the adjustment.

Neither appraisal had an adjustment location differences or differences in utilities (the subject does not have public sewer).

### Conclusions

I am unable to reach my own opinion of value for the subject land based on the appraisals reviewed, the market data presented in the appraisals, or the analysis of the market data presented. The market data analysis was too limited, or non-existent. The appraisers’ adjustments were stated but not supported. If the information provided about the additional land area of Sale No. 1 in the Coats Appraisal is correct, and if that sale is eliminated from consideration, a value range of \$71,000 (Coats appraisal if adjusted) to \$115,000 (Affiliated Appraisal) is indicated. I would recommend that you give similar weight to each of these value conclusions in the final market value conclusion for this acquisition.

APPRAISAL REVIEW

**Old Military Road & Donnell Ridge Road Appraisals**

	Coats #1	Affiliated #1
Subject	3.068 Acres	3.068 Acres
Zoning	MF-2	MF-2
Topography	Sloping North	Slopes From Street
Public Utilities	All But Sewer	All But Sewer
Highest & Best Use	Multi-Family	Multi-Family
Comparable Sale	Sale No. 1 (Comparison Sale A)	Sale No. 8 (Comparison Sale A)
Comparable Sale	Sale No. 3 (Comparison Sale B)	Sale No. 7 (Comparison Sale B)
Comparable Sale	Sale No. 4 (Comparison Sale C)	Sale No. 1 (Comparison Sale C)
	Comparison Sale A (\$51,000)*	Comparison Sale A (\$51,000)*
Size Adjustment	-\$6,548	-0-
Location Adj.	-0-	-0-
Zoning Adj.	-0-	+\$51,000
Adjusted Price	\$44,452	\$102,000
	Comparison Sale B (\$108,220)	Comparison Sale B (\$108,220)
Size Adjustment	-\$65,268	-\$65,268
Location Adj.	-0-	-0-
Zoning Adj.	-0-	+\$108,220
Adjusted Price	\$42,952	\$151,172
	Comparison Sale C (\$75,000)	Comparison Sale C (\$75,000)
Size Adjustment	+\$55,738	-\$55,739
Location Adj.	-\$45,000	-0-
Zoning Adj.	-0-	-0-
Adjusted Price	\$85,738	\$130,739

The appraisal reports are in agreement concerning the general description of the subject land. The Coats appraisal used 4 comparable sales. The Affiliated appraisal used 8 comparable sales and 1 listing for sale. Three comparable sales were used in both reports. A side-by-side comparison of those sales, as presented in the appraisal reports, is provided above.

## APPRAISAL REVIEW

### **Old Military Road & Donnell Ridge Road Appraisals (continued)**

Both appraisal used as a comparable sale (Comparison Sale C). Based on the deed (2008-4126) provided by Mr. Hart it appears that both appraisals do not have enough land area for this sale. Information provided is that this sale was two lots totaling 7.80 acres not 3.52 acres as shown in the appraisal reports. This change in size would reduce the per acre sale price from \$14,488.64/acre to \$6,538.46/acre. This sale is one of the two sales in each appraisal that have agricultural zoning or no zoning. In the Coats appraisal each of these sales was adjusted only for size resulting in adjusted prices that were half ± the adjusted price of the other two sales presented (Sale No. 2 and Sale No. 4). Either Sale No. 1 (and Sale No. 3) is not comparable to the subject, or Sale No. 2 and Sale No. 4 are not comparable to the subject. Sale No. 1 (and Sale No. 3) appear to be the “odd” sales requiring additional adjustment, or they should not have been considered. If these two sales are eliminated from consideration, and no other change is made, it appears the Coats value indication would increase from \$75,000 to as much as \$90,000, more or less.

In the Affiliated appraisal the questionable sale noted above was Sale No. 7. This report states that Sale No. 7 (and Sale No. 8) were auction sales. It adjusted these sales +100% for their lack of zoning which gave them the highest and the lowest value indications for the subject; then gave neither sale any weight in its final value conclusion for the subject.

Other than Sale No. 7 and Sale No. 8 (previously discussed) all of the sales in the Affiliated appraisal were zoned either R-2 (Low Density Residential), MF-2, or MF-3. Only one of the four sales in the Coats appraisal was zoned residential, it was Sale No. 4 which was zoned R-2. This sale is Sale No. 1 in the Affiliated appraisal; these sales have been summarized in a side-by-side comparison in this report as Comparison Sale C.

Sale No. 4 in the Coats appraisal is shown as having a sloping topography like the subject. This is Sale No. 1 in the Affiliated appraisal where the topography is shown as mainly level. I observed this land to be upward sloping from the road as shown in the Coats appraisal.

Neither appraisal had an adjustment for differences in utilities (the subject does not have public sewer). The Affiliated appraisal had sales with and without public sewer. The Coats appraisal was silent on this feature.

Both appraisers used the same basis for size adjustments; no difference/no controversy.

The Coats appraisal had one sale with multi-family zoning, Sale No. 4. That sale had a sloping topography like the subject so a topography adjustment was not made. However, a significant location adjustment was made; no market derived justification for the amount of the adjustment was presented.

Sale No. 2 in the Coats appraisal was adjusted by \$15,000/acre for its mostly level topography; a market derived basis for the adjustment was not provided. Sale No. 3 from the Coats appraisal was mostly level with 1 acre of floodplain land and a small area in an easement. No topography adjustment was made even though this land and the subject appear to be opposites in terms of topography.

## APPRAISAL REVIEW

### **Old Military Road & Donnell Ridge Road Appraisals (continued)**

#### Conclusions

Once again I am unable to reach my own opinion of value for the subject land based on the appraisals reviewed. The market data analysis presented in the appraisals was too limited, or non-existent. The extreme difference in the adjusted values in the Coats appraisal make its conclusion suspect. The Affiliated appraisal appears to be the superior appraisal in terms of its utilization of multi-family zoned land sales, land with the same zoning and presumably the same highest and best use as the subject land. There also appears to be more market support for adjustments or the lack of adjustments in the Affiliated appraisal. If the information provided about the additional land area of Sale No. 1 in the Coats Appraisal is correct, and if that sale is eliminated from consideration, a value range of \$90,000 (Coats appraisal if adjusted) to \$135,000 (Affiliated Appraisal) is indicated. Even with this adjustment I would recommend that you give greater weight to the Affiliated appraisal and its value conclusion in the final market value conclusion for this acquisition.

## REVIEW APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this review, financial or otherwise, and I have no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the most recent issue of the Uniform Standards of Professional Appraisal Practice; and in conformity with the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

  
Ronald E. Bragg, MAI  
State Certified General Appraiser  
(No. CG0409 – Arkansas)







**City of Conway, Arkansas  
Ordinance No. O-11-\_\_\_**

**AN ORDINANCE APPROPRIATING REVENUE FUNDS TO THE CONWAY SANITATION DEPARTMENT, AND FOR OTHER PURPOSES:**

**WHEREAS**, the Conway Sanitation Department requests a revenue appropriation of \$14,790 to repair a garbage truck involved in a fire; and

**WHEREAS**, funds in the amount of \$14,790 were received by Municipal Vehicle Insurance Program to be used for said purpose;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**SECTION 1.** The City of Conway shall appropriate \$14,790 from the Sanitation Enterprise Fund Insurance Proceeds revenue account (510.510.4360) to the Equipment Repairs expense account (510.510.5440).

**SECTION 2.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 23<sup>rd</sup> day of August, 2011.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**



**City of Conway, Arkansas  
Ordinance No. O-11-\_\_**

**AN ORDINANCE APPROPRIATING FUNDING FOR CIVIL SERVICE EXPENSES, DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

**WHEREAS**, the City of Conway has a need to pay for expenses related to Civil Service Commission expenses and entry fire fighter testing; for which funding has not previously been provided;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**SECTION 1.** The City of Conway shall appropriate \$ 5,000 for expenses related to the Civil Service Commission expenses for fire department entry testing from General Fund, Appropriation Account (001.119.4900) into Civil Service Account (001.119.5770).

**SECTION 2.** This ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**SECTION 3.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 23<sup>rd</sup> day of August, 2011.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**

**CITY OF CONWAY, ARKANSAS**

Department of Planning &amp; Development

1201 Oak Street Conway, Arkansas 72032

J. Lynn Hicks, CBO - Building Official / Assistant Director of  
Permits, Inspections & Code Enforcement

Phone 501-450-6107 Fax 501-450-6144

**MEMO**

**TO: Mayor Townsell**  
**FROM: Lynn Hicks**  
**DATE: 8-19-11**  
**SUBJECT: 912 Front Street**

**City Council granted an approval at the last council meeting allowing a two week extension of the 30 day time frame allowed in the condemnation process, to permit the Dryers to regain control of the demolition process and initiate actions toward removal of the building.**

**The Dryers were provided with a copy of the structural engineer's inspection report (attached) and the structural engineers plan for stabilization and bracing of the north wall of the building (attached) to protect against an uncontrolled collapse of the building prior to and during the demolition.**

**We had advertised for bids for the wall bracing/stabilization prior to the aforementioned council action and received bids for the bracing/shoring on 8-16-11.**

**A copy of the submitted bids is attached.**

**If the Dryers have not shown progress by entering into a contract to begin bracing and shoring of the building by the next Council meeting, I would recommend the City Council accept and approve the bid from Hardrock Construction at \$43,972.00, to construct the wall bracing and provide stabilization of the wall to prevent an uncontrolled collapse and dangerous situation.**

**If you have any questions or need further information, please advise.**

**Cc: Bryan Patrick**  
**Felicia Rogers**



City of Conway  
1201 Oak St  
Conway, AR 72032  
[www.cityofconway.org](http://www.cityofconway.org)



**Bid Name: 2011-29 - Stabilization & Demolition of a Structure**  
**912 Front Street, Conway, AR 72032**  
**Bid Opening Date: Tuesday, August 16, 2011, 10:00am / Downstairs Conference Room**

<u>Bidder's Name</u>	<u>Misc. Information</u>	<u>Total Amount</u>
HardRock Construction		\$43,972.00
TruStar Construction		\$48,555.00
HardRock Construction		\$104,213.00
<i>Bid Tabs</i>		

City of Conway – Mayor's Office  
 Bid Sheet  
 2011-29 – 912 Front Street Stabilization & Demolition  
 Bid Opening Date: ~~Thursday, August 4<sup>th</sup>, 2011~~  
~~Thursday, August 11<sup>th</sup>, 2011~~ Aug 16, 2011  
 City Hall - Downstairs Conference Room @ 10:00am

Cost of Bid Phase I \$ 48,555<sup>00</sup>  
~~Cost of Bid Phase II \$ \_\_\_\_\_~~  
 Total Cost of Bid \$ 48,555<sup>00</sup>

Authorized Agent bidding on this project:  
Unsigned bids will be rejected:

TRU - STAR PROPERTIES  
 Company Name

SCOTT STARKEY SEC  
 Company Representative Name

Scott Starkey SEC  
 Representative's Signature

4190 HWY 64 WEST                      trustar13@yahoo.com  
 Address                                      Email Address

MENIFEE                      AR                      72107  
 City                                      State                                      Zip

501-977-1100                      501-977-1102  
 Telephone Number                      Fax Number

8-16-2011  
 Date

*Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.*

City of Conway – Mayor’s Office  
 Bid Sheet  
 2011-29 – 912 Front Street Stabilization & Demolition  
 Bid Opening Date: ~~Thursday, August 4<sup>th</sup>, 2011~~  
 Thursday, August 11<sup>th</sup>, 2011  
 City Hall - Downstairs Conference Room @ 10:00am

Cost of Bid Phase I \$ 43,972<sup>00</sup>  
 Cost of Bid Phase II \$ \_\_\_\_\_  
 Total Cost of Bid \$ 43,972<sup>00</sup>

Authorized Agent bidding on this project:  
 Unsigned bids will be rejected:

HARDROCK CONSTRUCTION INC.  
 Company Name

KEVIN SMOKE  
 Company Representative Name

  
 Representative’s Signature

P.O. Box 9286 Address hardrockconstructioninc@lwe.com Email Address

RUSSELLVILLE City AR. State 72811 Zip

479-896-3082 Telephone Number 479-967-3188 Fax Number

AUGUST 11, 2011  
 Date

Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet  
 should be included & signed with any bid submitted.



HARDR-1

OP ID: AP

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/08/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER S & P Insurance - Mt. Ida P.O. Box 1270 Mount Ida, AR 71957 Alisha Pollock	870-867-4111	CONTACT NAME:	
	870-867-4160	PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : State Auto Insurance Co	NAIC # 25127
		INSURER B : Columbia Insurance Group	40371
		INSURER C : First Comp	27626
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			CGSAR22541	03/12/11	03/12/12	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			BAP2330015	02/18/11	02/18/12	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC0107144-02	03/12/11	03/12/12	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b>  <b>INSURED</b> <b>FOR VERIFICATIONS PURPOSES</b>	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Alisha Pollock</i>

© 1988-2010 ACORD CORPORATION. All rights reserved.

**City of Conway – Mayor’s Office**  
**Bid Sheet**  
**2011-29 – 912 Front Street Stabilization & Demolition**  
**Bid Opening Date: ~~Thursday, August 4<sup>th</sup>, 2011~~**  
**Thursday, August 11<sup>th</sup>, 2011**  
**City Hall - Downstairs Conference Room @ 10:00am**

Cost of Bid Phase I \$ 104,213<sup>00</sup>  
 Cost of Bid Phase II \$ \_\_\_\_\_  
 Total Cost of Bid \$ 104,213<sup>00</sup>

**Authorized Agent bidding on this project:**  
**Unsigned bids will be rejected:**

AMR Construction LLC  
 Company Name  
Manly Robert VP  
 Company Representative Name  
[Signature]  
 Representative’s Signature

1711 East 14<sup>th</sup> Street      MANLYR@AMRCLC.COM  
 Address      Email Address  
Little Rock      AR      72202  
 City      State      Zip  
501-868-9004      501-324-4111  
 Telephone Number      Fax Number  
8-15-11  
 Date

*Please feel free to submit additional information on this bid on a separate piece of paper; however this sheet should be included & signed with any bid submitted.*



**BUILDING INSPECTION**  
**912 Front Street, Conway, AR**  
**First Pentecostal Church Annex Building**

For

The City of Conway, AR

By

Robert B. Paullus, Jr., P.E., SECB

**Paullus Structural Consultants**

August 12, 2011

**File No. 11012001**

**BUILDING INSPECTION**  
**912 Front St., Conway, AR**  
**For**  
**The City of Conway**  
August 12, 2011

**GENERAL**

A site investigation of the property at 912 Front Street, also known as the Dryer Building, was conducted on Friday, July 8, 2011. All items reported herein are based on information gathered during that site visit and the preliminary visit made on July 12, 2011. Only items that were readily visible during the site visit were reviewed. No wall, ceiling, or floor finishes were removed to view structural items. No testing of any type was performed as part of the site visit. No floor plans or structural building plans were available for review at the time of the building inspection or the writing of this report. Measurements were taken for the purpose of developing a bracing plan and determining the overall dimensions of the structure.

The site visit and inspection have been requested due to concerns about the bowing and leaning of the north wall. Review of the general appearance of the building with regard to structural integrity was also performed. In addition, the building was reviewed with regard to developing a shoring plan to stabilize the north wall, facing the alley. The shoring plan has since been completed and is designed to restrain movement of the wall to the north on a temporary basis. It should be suitable for stability whether the structure is repaired or dismantled. However, the bracing is based upon some amount of existing continuity; indiscriminant demolition could still result in a collapse. Should someone seek to repair the building, additional bracing of the floors and roof will probably be required, at least until the north wall can be plumbed and repaired. The south wall is also leaning and may need similar restraint. However, investigation of the inside face of this wall will need to wait until bracing of the north wall is complete.

Due to the amount of northward drift in the front wall of the building and reports that the north portion of the storefront window had cracked only days before the initial site visit, this structure was deemed unsafe to enter. Therefore only an exterior investigation was conducted during the July 8 visit. An additional site visit, to investigate the interior of the building, has been requested, after completion of the shoring of the north wall. Any additional observations and recommendations will be made as an addendum to this report.

On August 10, 2011, the City of Conway provided other engineering reports on the building at 912 Front Street, for review. These reports were not provided, nor requested, prior to this time so that this investigation would not be swayed by the findings of others. With the exception of attributing the cause of the Dyer Building's list to the north to perceived issues in the Crossman Printing Building, it appears that the observations of problems and remedies for the Dryer Building are similar in all reports. The reports provided on August 10, 2011 are as follows:

1. Structural Investigation of Multi-Story Masonry Building, Entech Consulting Engineers, March 3, 2009.
2. Letter to Ms. Lori Quinn, Riddick Engineering Corporation, September 2, 2009.

3. Structural Inspection Report, Hall Engineering Inspections, Ltd., April 4, 2011
4. Letter to Mr. Charles Crossman, Harris Engineering, Inc., May 22, 2011

## PHYSICAL DESCRIPTION

The front of the structure faces west by southwest with a 25'-8 +/- exposure on Front Street. A 20 ft. +/- wide alley extends the length of the building on the north side and provides full access to the north wall. The building is a two-story unreinforced masonry (URM) structure that was reportedly constructed sometime in the late 1800's. It is approximately 100'-4" deep with what appears to be a mezzanine that is lower the original second floor, in the rear. Originally, there was an alley at the rear of the building. Reports indicate that the alley was abandoned around 1900 and the additional room was used for a two-story addition on the rear of the existing structure. The construction joint between the original building and the addition can clearly be seen in the alley. It appears that the original building was already leaning outward (north) when the addition was constructed. Both sides of the building have been parged with a cement-sand mix, which is largely intact. There is some spalling in a few areas on both the north and south walls, but the parging generally seems to be well bonded.

The front façade of this structure is constructed with a higher grade of brick that has no visible coating above the second floor level. The lower portion of the structure is clad with thin marble and tile. The storefront opening extends for approximately 22-feet across the center of the building, and the entry doors are recessed approximately 9-feet from the front building line. A cantilevered canopy extends over the sidewalk for the entire length of the storefront glass area. Although no inspection of the interior has been made at this time, and the fourier ceiling hides the supporting structure, it is likely that there is a steel or wrought iron header beam that spans between the 2-foot +/- returns at each side of the front wall. The front face of the building has two large recessed panels surrounding the two, second story windows. A corbelled parapet accents the top of the building and extends the front wall to approximately 33-feet tall.

In the alley, an exterior steel stair runs from a second floor doorway, which appears to have originally been a window, toward the west, terminating just short of the sidewalk on Front Street. The entire stairway is bowed outward, and anchors for the stair appear to be resisting part of the northward push of the north wall. Although the roof was not directly viewed during this visit, it appears to slope from the front to the back of the building. It appears that the exterior sidewalls extend above the roofline to form parapets, as is typical for this type of construction. The parapet walls are capped with vitrified clay tiles and step downward from the front to the rear of the building.

## OBSERVATIONS

The first thing that one notices when looking at the front of this structure is that it is leaning decidedly to the left (north). Reports from other investigators indicate the front of the building is out of plumb as much as 18 inches (Mr. Harris, in his May 22, 2011 letter, reports that the front of the building is leaning northward 17 3/8"). It also appears that the first story has racked to the

north. With the large opening for the storefront window and recessed entry, the first story of the front (west) wall has less resistance to lateral movement than the second story portion of this wall. There is also a noticeable bow in the steel stair in the north alley, giving the impression that the stair is helping to restrain the northward movement of the north sidewall. Observations from the roofs of adjacent buildings reveal that the south sidewall of the building is also bowed toward the north; although, the amount of the bow is not as noticeable. (Mr. Harris, in his May 22, 2011 letter, reports the amount of this bow is 7 3/4", northward.)

At the north wall construction joint in the rear of the building it appears that the addition is relatively plumb, while the top of the original north wall is leaning an estimated four to five inches to the north. This seems to indicate that the original building was leaning at the time of construction of the addition, circa 1900. In addition, the northwest corner of the building was plumbed, from the ground to the second floor, using metal lath and stucco. The amount of build-out varies from approximately 3 1/2" at the ground, tapering to nothing at the second floor. Judging from the type of tile and marble used to finish the façade, the work on the storefront portion of the first floor may have been performed anywhere between the late 1950's to the mid 1970's.

Since both the original structure and the rear addition were constructed before the widespread use of cement in mortar, the brick mortar is only a sand-lime mix, with no cement. It is soft, and where exposed, it can generally be raked from the joints with a key or even one's finger. Unlike many buildings of this age, the mortar has not turned to powder and is in reasonably fair condition, at least at the rear addition. Both the north and south walls have been parged with a cement-sand mix, which helps hold the mortar in the joints and protect it from the weather. There are only two locations where the parging has spalled from the walls. The first location is just above the stairs, on the north wall, below the first second story window to the east of the front wall. The second location is on the south wall, above the first second story window to the east of the front wall. These two locations are roughly opposite each other and appear to correspond to location of maximum movement in the sidewalls. The south wall of the rear addition was never parged or painted, and the original brickwork is exposed to the weather.

Severe cracks were noted in the north wall, starting at the top of the parapet wall, centered above the attic space vent, which is centered above the first second story window to the east of the front wall. This crack runs to the top of the window, then continues from the bottom, east corner of the window, down the wall to its base. This crack probably extends through the entire thickness of the wall, since aerosol foam insulation is visibly extruded through the entire length of the crack. There is another, less severe, crack in the north wall that starts above the second story door and runs to the base of the wall, through the door opening. The remainder of the north wall has several more vertical and horizontal cracks in the parging that decrease in number and severity from west to east. Except for the two cracks that correspond to the two eastern most window and door openings in the north wall, the rest of the cracks in this wall appear as only hairline cracks in the parging. There were no notable cracks in the area to the east of the rear addition construction joint. The building is bowing to the north, and five, through-wall tie rods, or cables have been installed, presumably to help stop this outward spread of the wall. The tie-rods are only visible on the exterior of the north wall and start with one relatively close to the

west (front) wall. They are, more or less, evenly spaced toward the rear addition construction joint.

The south wall has similar cracks in the second story wall that correspond to the locations of the most severe cracks in the north wall. Again the most severe crack starts above the first window to the east of the front wall and the second crack starts above the second window to the east of the front wall. As with the north wall, cracks diminish in number and severity toward the rear of the building.

The front (west) wall of this structure also has a number of large cracks; the most notable of these runs from the upper corner of the south, second story, window, and runs diagonally to the edge of the wall at the south. Several of these cracks exist through the mortar joints below this location. The displacement indicates movement in this wall in the northerly direction, as well as movement in the east-west direction. Other lesser cracks exist in the second story portion of the front wall between the windows and near the north, second story window. In addition, there is separation in the construction joint between the brick of this building and the Downtown Pentecostals' Building to the south.

The building immediately south of 912 Front Street has been occupied by the Downtown Pentecostals and is a single-story structure in-filled between the Dryer Building and the Crossman Printing Building. The roof of the Downtown Pentecostals Building slopes from the south to the north, and the north side of the roof appears to be supported by the south wall of the Dryer Building. The rear wall of the Downtown Pentecostals Building extends under the second story of the south wall of the rear addition to the Dryer Building. There is no visible evidence of another wall supporting the north half of the roof of the Downtown Pentecostals' Building. However, there is a separate wall supporting the south half of the roof. An approximate gap of 18-inches or more exists between these two walls, but the façade of the Crossman Printing Building has been built flush with the edges of the Downtown Pentecostals' Building and the building to the north so that the space between the sidewalls is not visible from the front.

Several electrical services are located at the rear of the Dryer Building in the east portion of the north alley. Overhead wires run between the light poles at the rear of the Dryer Building and the rear of the furniture store to the north of the alley. In addition, the main electrical service for Wick's Hair Salon Building is mounted on the far, east end of the north wall of the Dryer Building and runs through conduits, across the rear of the buildings in between. The overhead electrical lines are the ones that will present the greatest obstacles and safety hazards to any crane or lifting operations that may be attempted with equipment positioned at the east end of the alley. Other miscellaneous electrical boxes and conduits are also mounted along the lower portion of this wall and may need to be removed or relocated to accommodate the required braces.

## **CONCLUSIONS AND RECOMMENDATIONS**

The unreinforced masonry structure located at 912 Front Street in Conway, AR, (Dryer Building) is currently in an unstable condition and poses a danger of collapse. The City of Conway has

fenced the area around the building and closed the alley to the north to pedestrian and vehicular traffic, as a prudent precaution. With the top of the building's front wall as much as 18-inches out of plumb, it is difficult to estimate how close the structure is to collapse, especially when there is a heavily traveled rail line one block to the west of the building, which perceptibly vibrates the building each time a train passes. Therefore, the first recommendation is to shore the north wall of the structure as shown on the recently prepared bracing plans, provided to the City of Conway under separate cover. This shoring is designed to help stabilize the structure during the time it takes to begin either restoration work or demolition. The bracing shown in the drawings is not intended to be a permanent solution or to restrain all weakened portions of the structure. It is intended to resist further movement of the north wall toward the alley.

In general, bracing should be installed on the most unstable portions of the structure before proceeding to the more stable areas. For this structure, the bracing plans have recommended that the first brace be installed, just to the east of the exterior stair landing. It is likely that some of the stucco and lath used to create a relatively plumb northwest building corner may need removal to provide solid bearing of the steel braces or wood blocking against brick wall. Any demolition or other work that disturbs the north wall should be done with extreme caution. Therefore, it is recommended that the brace closest to the west (front) wall be installed after at least one other brace has been installed on the wall. After that, the remainder of the braces may be installed, working from the west to the east.

Drilled-in anchors have been shown on the bracing plans, at the bases of the vertical brace frames, into the concrete and into the existing brick wall of the Dryer Building. Since vibration of the existing brick wall could further weaken the structure, it is recommended that anchors into the concrete be satisfactorily installed before starting installation of anchors into the brick wall. No anchors between the frames and the brick wall have been designed above the base to reduce potential damage to the wall. The use of treated wood blocking has been allowed, if required, to provide a tight, gap-free fit between the steel bracing members and the existing brick.

During the July 8 site visit, several people, who view the Dryer Building daily, have indicated that it appears to them that the cracks in the front (west) wall of the Dryer Building continue to grow. With relatively slow, incremental movement, it is difficult for even the trained observer to objectively discern movement or increasing crack width on a day-to-day basis, without some fixed reference point and an associated gauge. Therefore, the second recommendation of this report is to install crack gauges across several of the cracks on the front of the building, including the joint between the Dryer Building and the Downtown Pentecostals' Building. Installation of such gauges enables quick, ongoing monitoring of any movement that exists in the building walls, and it would provide a means for the bracing contractor to monitor any potential movement during the bracing installation. The crack gauges may be installed before, during, or after the completion of the north wall bracing operations. Regardless of whether or not crack gauges are installed, the bracing contractor should monitor the structure for any movement during work on this structure.

Once shoring has been installed on the north wall of the building, an inspection of the interior of the building may be performed to further ascertain the extent of damage to the structure. Inspection of the lower portion of the south wall of the Dryer Building should be one of the first

items reviewed. Currently, it appears that this is a common wall with the Downtown Pentecostals' Building, providing support for both the second story of the Dryer Building and the roof of the Downtown Pentecostals' Building. Any required remediation or shoring of this wall will be even more important, if the decision is made to demolish the Dryer Building. In addition, it is likely that some amount of interior shoring, for both the roof and the second floor, will be required for remediation work, and possibly for demolition activities.

Much speculation exists over the causes of the current condition of the Dryer Building. Since the Dryer Building appears to be separating from the Downtown Pentecostals' Building, it does not appear that this building is pushing against the Dryer Building. Since there is a wide gap between the original portion of the Crossman Printing Building and that of the Downtown Pentecostals' Building, it is very unlikely that the Crossman Printing Building could have any direct influence on the front portion of the Dryer Building. In addition, the vault of the Crossman Printing Building, constructed in the old east alley, would have direct influence on the rear addition to the Dryer Building, if it were causing any problems. Since the rear addition to the Dryer Building appears to be most plumb portion of the structure, it is extremely unlikely that the vault of the Crossman Printing Building has any negative impact on the Dryer Building. Although no level readings were taken during the July 8, 2011 visit, for this report, Mr. Harris indicates, in his May 22, 2011 letter, that walls, roof, and ceiling of the Crossman Printing vault are level and plumb, further indicating that this vault has little impact on the Dryer Building.

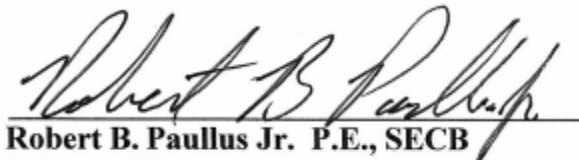
It is obvious that the Dryer Building has been listing to the north for quite some time, possibly before 1900. Buildings of this age often have foundations of stepped-out brick or even wood. Since there was often no paving in alleys, and some streets, wide moisture fluctuations of the bearing soil, around and under foundations, was common. Settlement and rotation of the footings is a common occurrence in buildings of this age and type. However, without adequate soil borings near or under the north and south wall footings, or an excavation of these footings, it is difficult to say whether or not foundation settlement or footing rotation started the building drift to north. It is also possible that some early catastrophic event started the first story lean toward the alley. However, without more complete historic records, this theory is difficult to validate. What is known is that first story of the front wall is racked to the north, and the building has continued to move that direction over several decades. The condition of the building continues to deteriorate with passing time and has continued to the point that major, costly remediation is required to restore the structure to a safe condition.

Ultimately, if the building is to be salvaged, a thorough soils and foundation investigation will be required to ensure repairs are not wasted due to continued settlement. Attempts have been made to repair the building, to an extent, and the parging of the north and south walls has served to protect the original brick and mortar in the areas where it has been applied. However, continued deterioration of the mortar, and possible foundation settlement have not been properly addressed. Continued water intrusion leaches lime from historic mortars and freezing of saturated joints and cracks separates bricks, widening gaps for additional weathering problems. Any maintenance or remediation program for URM buildings, of this age, usually involves tuck-pointing existing mortar joints with low-strength, cement-based mortar to encapsulate and protect the lime-based, historic mortars. For URM walls that have not been parged, it usually prudent to apply a clear, water sealant to the walls, once all mortar joints have been repaired. This helps prevent water

intrusion into both the mortar joints and adsorption into the brick, themselves. Most water-repellant agents deteriorate over time and usually need to be re-applied approximately every five years. These items will be a consideration for the Dryer Building, if it is repaired, or for the north wall of the Downtown Pentecostals' Building, if the Dryer Building is demolished.

A final decision on whether to demolish the Dryer Building or to repair it is still the responsibility of the owner and the City of Conway. Once the structure is stabilized, the decision will likely be based upon economics, and while the full extent of repairs required to salvage the Dryer Building has not yet been determined, it is certain that remediation will be costly. At a minimum, portions of the north wall and the west (front) wall will need to be dismantled and reconstructed. Foundation repair and strengthening is also a strong possibility. Although the existing through-wall ties have obviously helped strengthen the building, they are not adequate and would need to be supplemented or replaced. Even with just the items mentioned here, the cost of salvaging the building is probably prohibitive in today's economy, unless someone has other overriding reasons for rehabilitating the structure. Other repairs will certainly be required to make the building habitable, and a full set of architectural and engineering drawings would need to be prepared for remediation of the structure in accordance with the Arkansas Fire Prevention Code.

Respectfully Submitted,  
PAULLUS STRUCTURAL CONSULTANTS  
STRUCTURAL ENGINEERS

  
Robert B. Paullus Jr. P.E., SECB  
Arkansas License No.: 11792





**GENERAL NOTES:**

**DESIGN DATA:**

1. DESIGN CODES
  - 1.1. LISTED ARE OF THE EDITION LISTED BY THE GOVERNING BUILDING CODE, UNLESS NOTED OTHERWISE.
  - 1.2. DESIGN CODE – INTERNATIONAL BUILDING CODE (IBC 2006), WITH ARKANSAS FIRE PREVENTION CODE AMENDMENTS.
    - 1.2.1. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-05).
    - 1.2.2. AMERICAN CONCRETE INSTITUTE (ACI)
    - 1.2.3. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
      - 1.2.3.1. ALLOWABLE STRESS DESIGN.
2. MATERIAL SPECIFICATIONS AND DESIGN STRESSES
  - 2.1. OTHERWISE UNSPECIFIED STEEL:  $F_y=36,000$  PSI (ASTM A36)
  - 2.2. STRUCTURAL W-SHAPE MEMBERS:  $F_y=50,000$  PSI (ASTM A992)
  - 2.3. STRUCTURAL L, C, BARS & ROUNDS:  $F_y=36,000$  PSI (ASTM A36)
  - 2.4. RECTANGULAR HSS STEEL SECTIONS:  $F_y=46,000$  PSI (ASTM A500, GR. B)
  - 2.5. ROUND HSS STEEL SECTION:  $F_y=42,000$  PSI (ASTM A500, GR. B)
  - 2.6. PIPE:  $F_y=35,000$  PSI (ASTM A53, GR. B)
  - 2.7. STRUCTURAL BOLTS:  $F_u=102,000$  PSI (ASTM A325N)
  - 2.8. EXISTING CONCRETE (ASSUMED)  $f'_c=3,000$  PSI (ACI)

**GENERAL:**

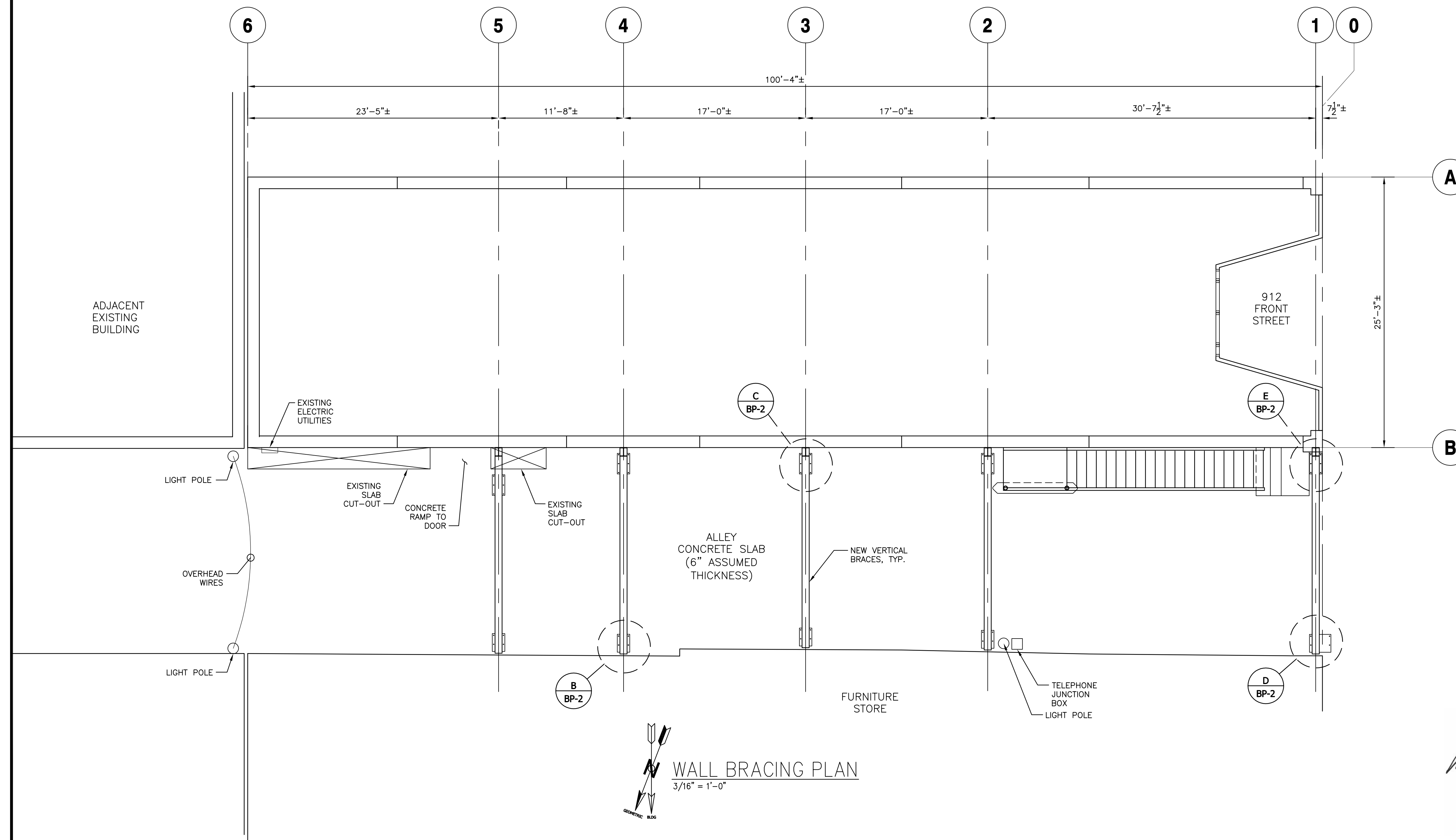
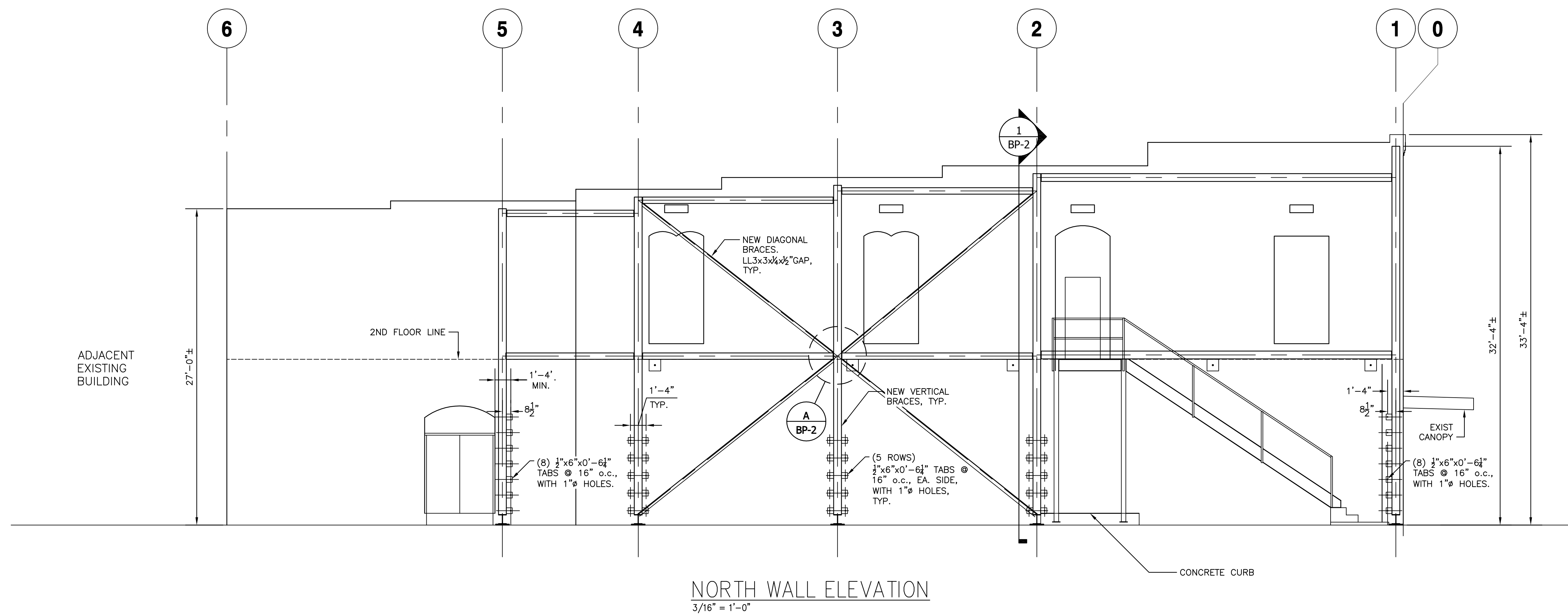
1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2. ALL DIMENSION SHOWN ARE BASED UPON ROUGH FIELD MEASUREMENTS FOR THE PURPOSES OF PRODUCING CONCEPT BRACING DRAWINGS ONLY.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH EXISTING FIELD CONDITIONS BEFORE STARTING WORK.
4. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS FOR OPENINGS IN WALLS AND IN ROOF AND FLOOR SYSTEMS.
5. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS TO PREVENT EXCESSIVE CONSTRUCTION STRESSES. THESE PROVISIONS ARE TO REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS, AS SHOWN ON THESE DRAWINGS, ARE CONSTRUCTED TO INSURE THE SAFETY OF THE STRUCTURE.
6. UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
7. THESE BRACING PLANS ARE INTENDED TO PROVIDE SHORING FOR A BUILDING CURRENTLY CONSIDERED TO BE IN AN UNSTABLE CONDITION. NO WORK IS TO BE PERFORMED ON THE INTERIOR OF THE BUILDING UNTIL ALL BRACING SHOWN ON THESE DRAWINGS IS IN PLACE.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO COMPLY WITH APPLICABLE FEDERAL (OSHA), STATE, AND LOCAL SAFETY REQUIREMENTS AND TO PROTECT THE SAFETY OF ITS PERSONNEL.
9. ALL WORK SHALL BE PLANNED AND EXECUTED TO MINIMIZE ANY VIBRATION OR ADDITION LOADING BEING TRANSMITTED TO THE EXISTING BUILDING.
10. EXISTING ELECTRICAL SERVICES FOR THIS BUILDING AND NEARBY BUILDINGS ARE MOUNTED AT THE REAR OF THE STRUCTURE, IN THE ALLEY. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE LOCAL UTILITY COMPANY TO RELOCATE, DISABLE, OR WORK AROUND EXISTING UTILITIES, AS REQUIRED.

**SEQUENCE OF WORK**

1. THE SEQUENCE OF WORK IS PROVIDED AS A GENERAL GUIDE TO BRACE PORTIONS OF THE EXISTING BUILDING IN THE ORDER OF THEIR PERCEIVED VULNERABILITY. IT IS NOT MEANT TO DICTATE MEANS AND METHODS OF THE CONTRACTOR. FIELD CONDITIONS, AT THE TIME OF BRACING MAY DICTATE MODIFICATIONS TO THE SEQUENCE OF BRACING TO ADDRESS UNFORESEEN CONDITIONS.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY, MEANS, AND METHODS OF BRACING AND CONSTRUCTION. SHOULD ANY PORTION OF THE SEQUENCE OF BRACING BE CONSIDERED TO BE UNSAFE OR IMPRACTICAL, THE CONTRACTOR MUST REPORT THE CONDITION TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. BRACES MAY BE FULLY ASSEMBLED IN THE FIELD, PARTIALLY ASSEMBLED, OR INSTALLED AS COMPLETE FRAME ASSEMBLIES, AT THE DISCRETION OF THE CONTRACTOR.
4. BECAUSE THE FRONT PORTION OF THE BUILDING APPEARS TO BE IN THE WORST CONDITION, THE GENERAL ORDER OF BRACING WILL GENERALLY BE FROM THE FRONT TO THE REAR OF THE STRUCTURE. HOWEVER, INSTALLATION OF THE BRACE ON GRID 1 REQUIRES SOME DEMOLITION OF STUCCO. THEREFORE, INSTALL AND SECURE THE VERTICAL BRACE ON GRID 2 BEFORE INSTALLING THE BRACE ON GRID 1.
5. VERTICAL BRACING ELEMENTS SHOULD BE PLACED AND SECURED BEFORE HORIZONTAL, IN-FILL, MEMBERS ARE INSTALLED. GENERALLY, THE VERTICAL FRAMES AT EACH GRID SHOULD BE COMPLETELY ASSEMBLED BEFORE FIELD INSTALLED ANCHORS ARE DRILLED TO REDUCE THE POSSIBILITY OF WALL MOVEMENT AS A RESULT OF CONSTRUCTION VIBRATION.
6. BASE PLATE ANCHORS ON THE NORTH SIDE OF THE ALLEY SHOULD BE INSTALLED ON EACH FRAME BEFORE ANCHORS ARE INSTALLED AT THE BASE OF THE 912 FRONT STREET NORTH WALL.
7. HORIZONTAL, IN-FILL, MEMBERS SHOULD GENERALLY BE INSTALLED AFTER ALL OF THE VERTICAL BRACING ASSEMBLIES HAVE BEEN INSTALLED AND ANCHORED.

**SHOP DRAWINGS:**

1. THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR APPROVAL. SHOP DRAWINGS, REVIEWED BY THE GENERAL CONTRACTOR FOR CONCRETE MATERIALS, REINFORCING, STRUCTURAL MEMBERS, AND STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER AND A STAMPED ACCEPTABLE REVIEW RECEIVED PRIOR TO FABRICATION. INSTALLATION SHALL BE MADE FROM APPROVED SHOP DRAWINGS ONLY.
2. REPRODUCTION & REUSE OF CONTRACT DRAWINGS FOR THE PURPOSE OF PREPARING SHOP DRAWINGS IS STRICTLY PROHIBITED. THE FABRICATOR SHALL HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS WHICH DO NOT COMPLY WITH THE DESIGN DRAWINGS AND RECEIVE APPROVAL PRIOR TO COMMENCING WITH FABRICATION OF SAME.
3. SHOP DRAWING APPROVAL SHALL NOT CONSTITUTE ACCEPTANCE OF FABRICATOR CHANGES TO THE CONTRACT DOCUMENTS, ONLY GENERAL CONFORMANCE TO THE DESIGN INTENT. FABRICATOR CHANGES THAT RESULT IN MODIFICATIONS TO THE CONTRACT SUM MUST BE APPROVED IN ACCORDANCE WITH PROVISIONS CONTAINED IN THE OWNER-CONTRACTOR AGREEMENT OR PROCEDURES OUTLINED IN THE CONTRACT MANUAL.
4. ONLY SHOP DRAWINGS MARKED "APPROVED" OR "APPROVED AS NOTED" MAY BE RELEASED FOR FABRICATION. SHOP DRAWINGS WITH ANY OTHER MARKINGS MUST BE REVISED AND AN APPROVED COPY RECEIVED BY THE FABRICATOR PRIOR TO FABRICATION OF THE MATERIAL. MATERIAL FABRICATED WITHOUT PROPER APPROVAL IS SUBJECT TO REJECTION.
5. REVIEW OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE FABRICATOR IS RESPONSIBLE FOR DIMENSIONS AND QUANTITIES ASSOCIATED WITH THE FABRICATION OF THEIR RESPECTIVE PARTS AND PORTIONS OF THE PROJECT. MEANS AND METHODS ASSOCIATED WITH THE FABRICATION OF ANY MATERIAL SHALL REMAIN THE RESPONSIBILITY OF THE FABRICATOR AS SHALL THE RESPONSIBILITY FOR THE COORDINATION OF INSTALLATION SEQUENCES AFFECTING OTHER TRADES.



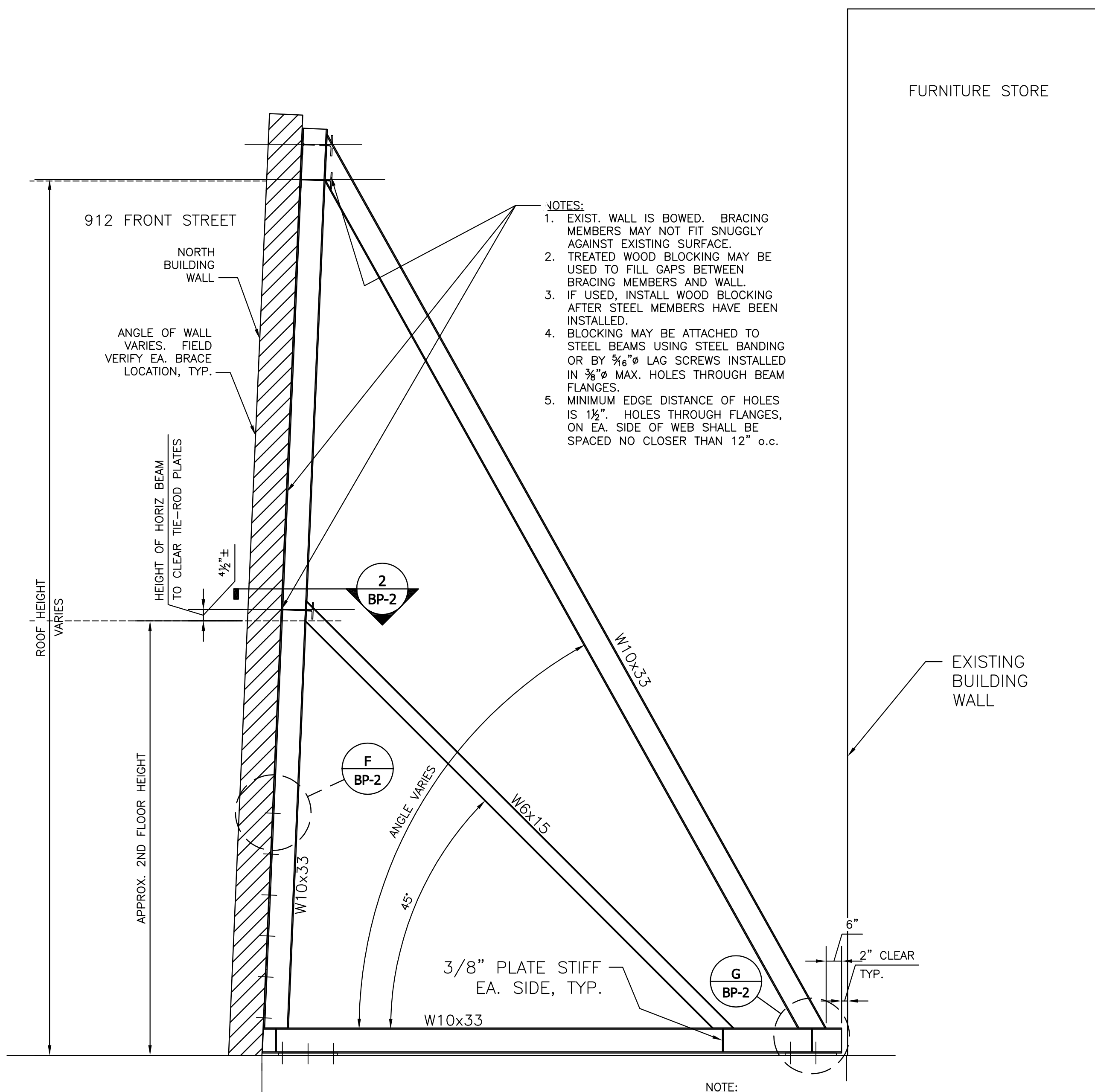
PAULUS STRUCTURAL CONSULTANTS  
6555 GEORGETOWN RD., SUITE 4  
GLENDALE, AR 72345  
PH. 501-367-8930  
paulus@paulusconsulting.com

**WEST WALL BRACING PLAN**  
**912 FRONT STREET**  
Conway, Arkansas

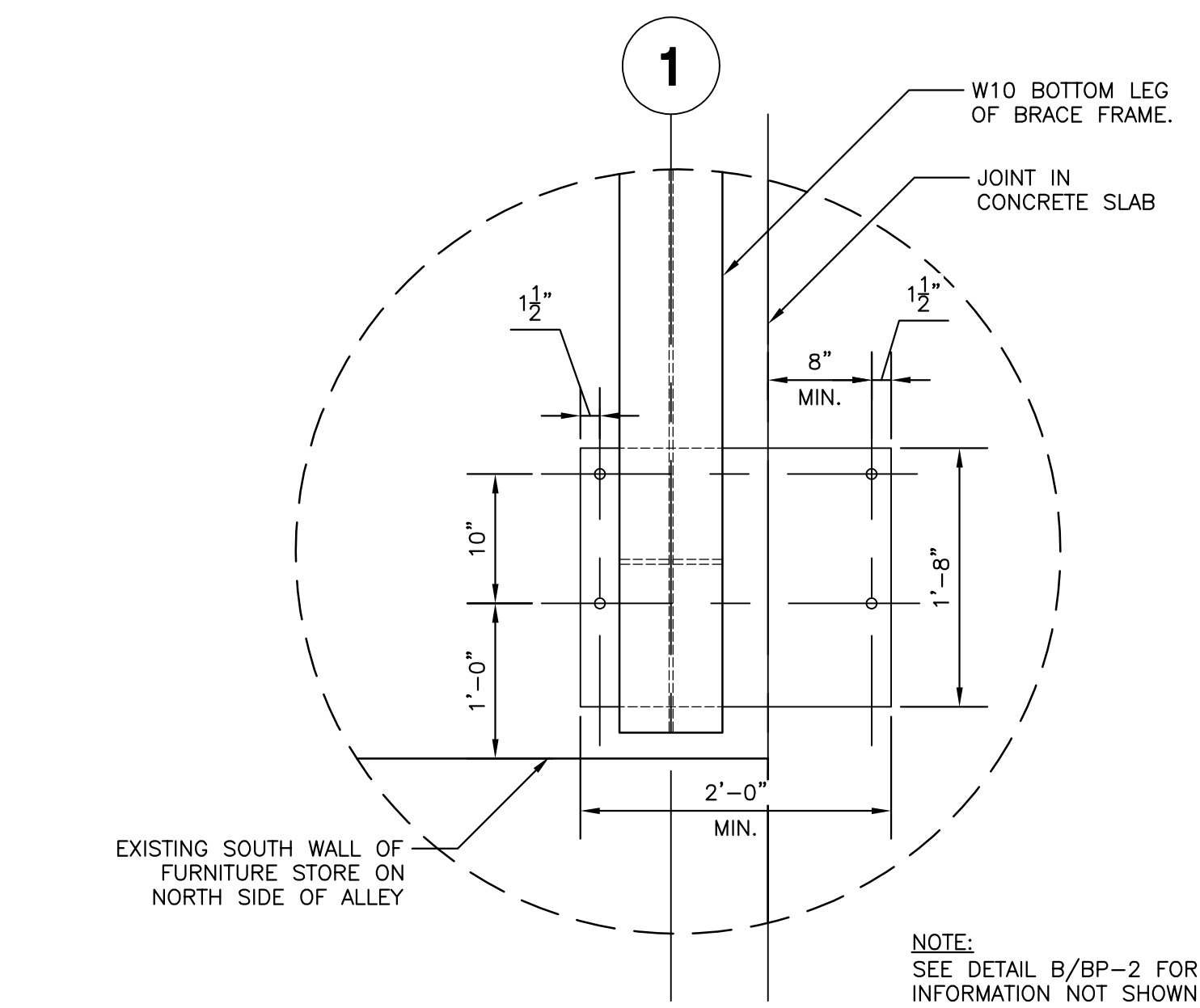
Date	August 8, 2011
Revised	
Revised	
Revised	
Designed	RBP
Checked	RBP



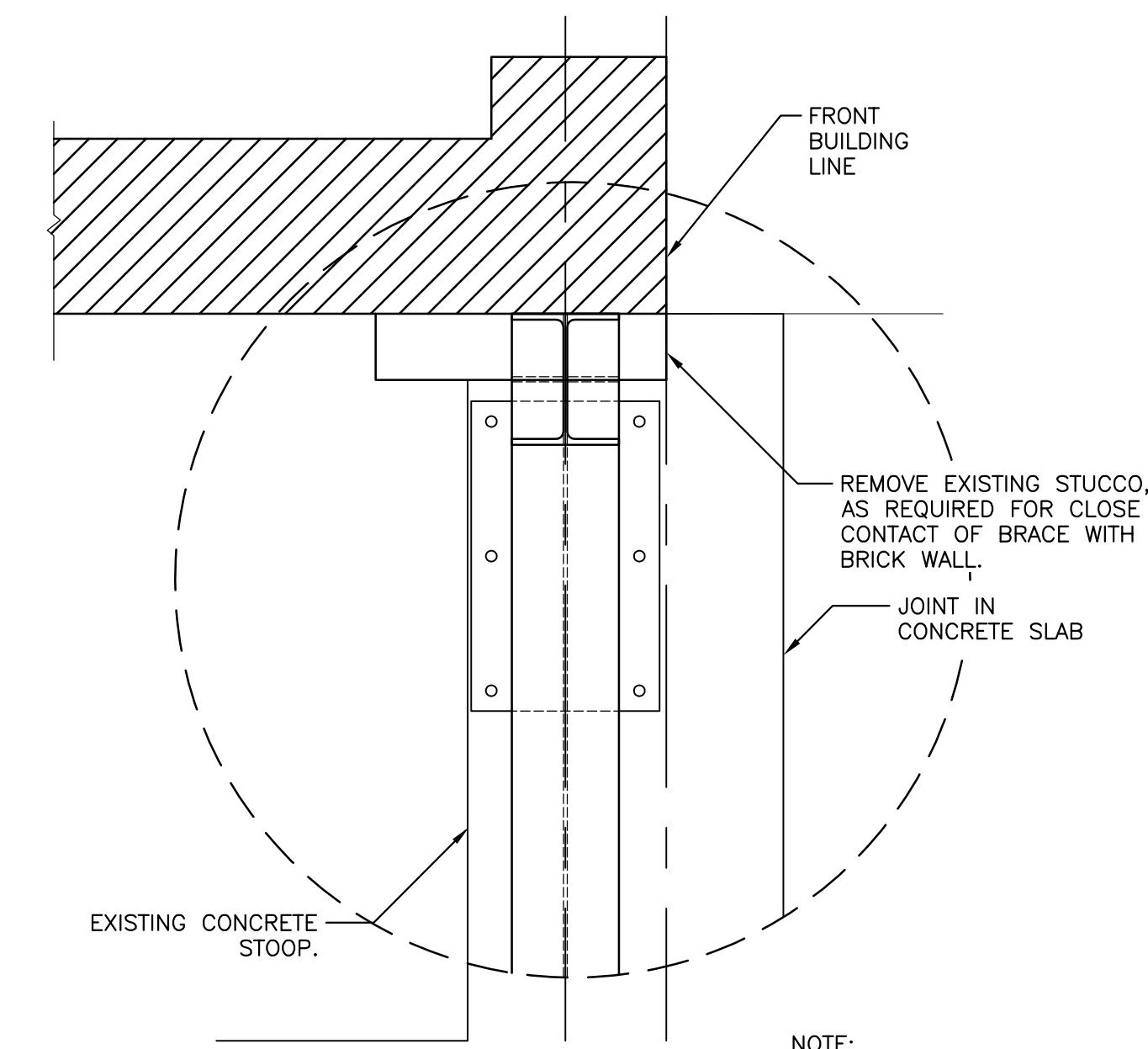
**BP-1**  
Wall Bracing Plan



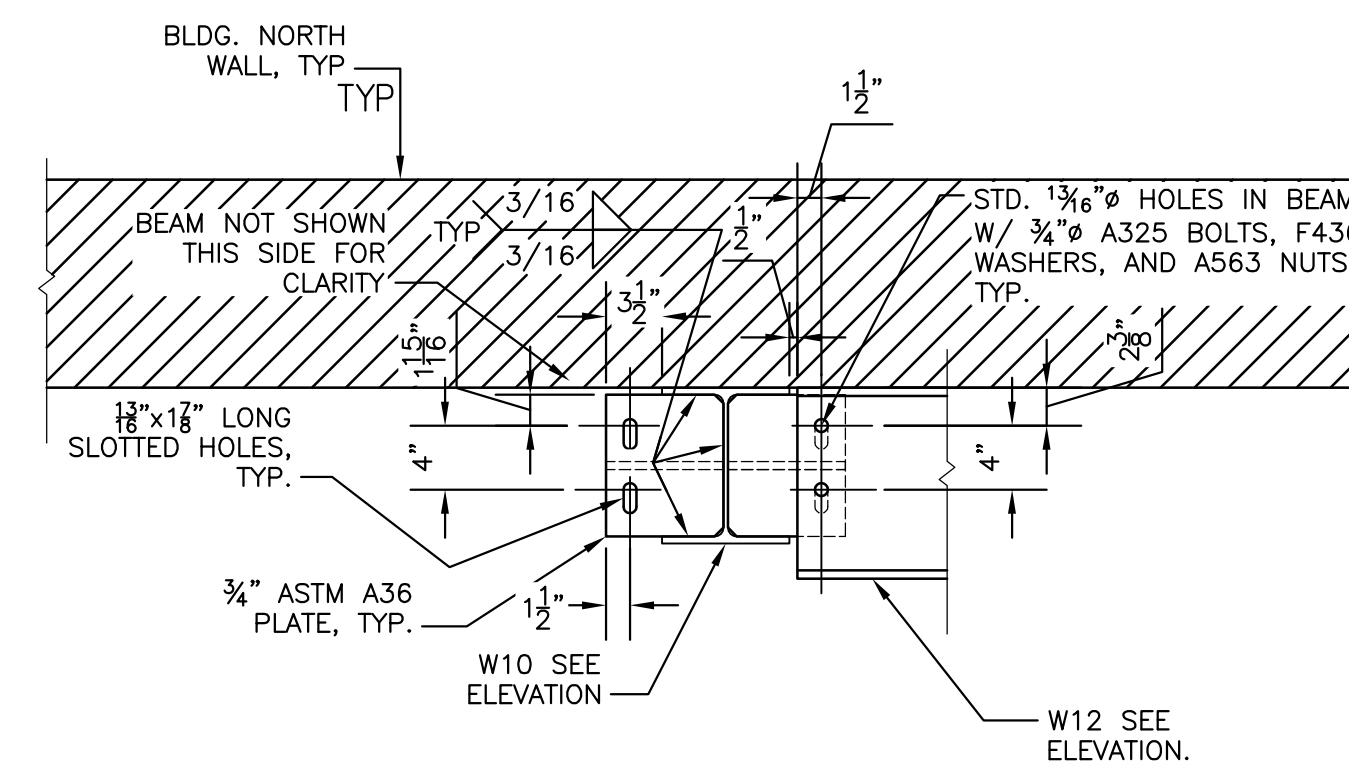
1 TYPICAL FRAME ELEVATION  
BP-2 3/8" = 1'-0"



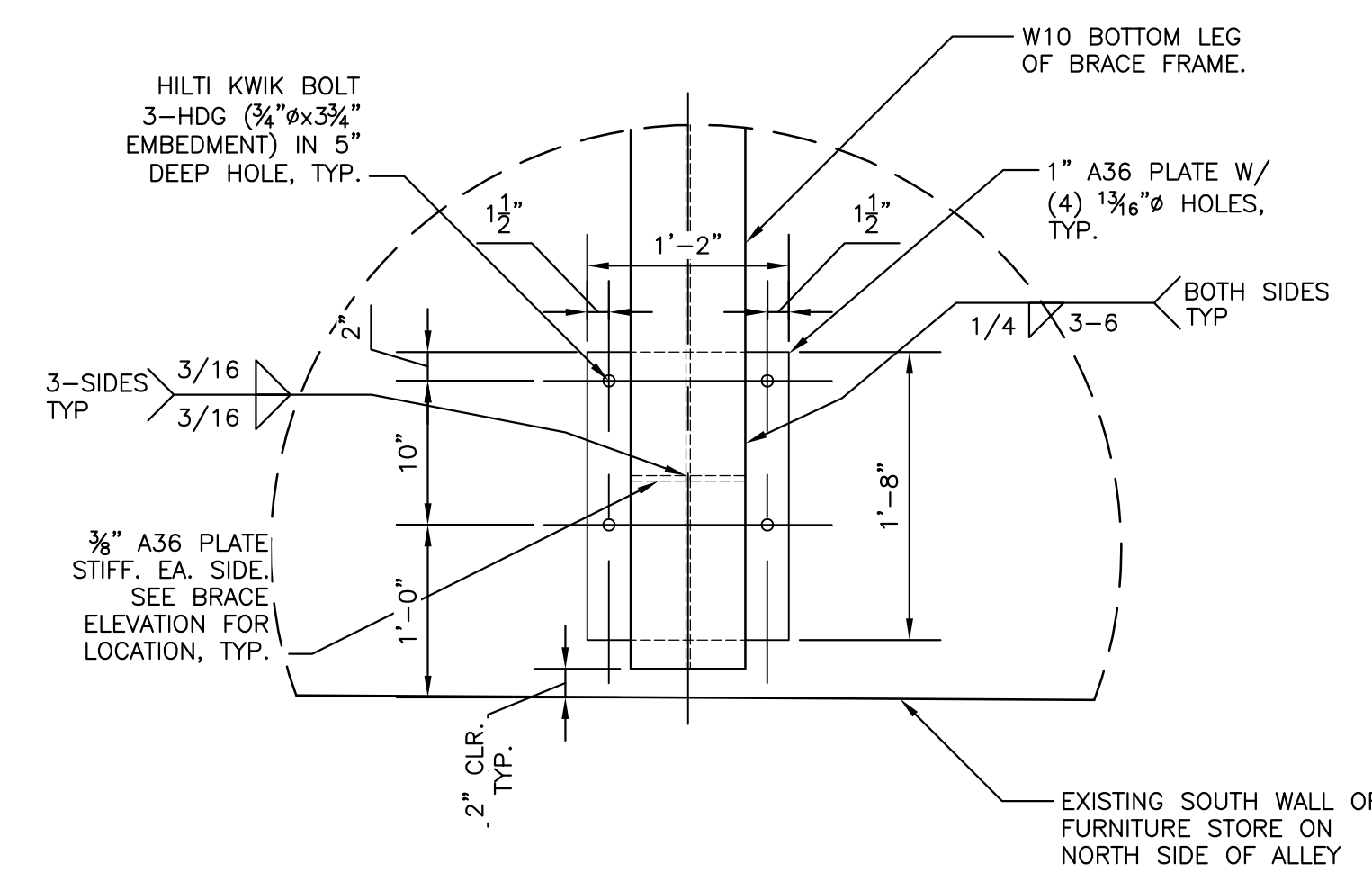
D ANCHORAGE AT FURNITURE STORE & GRID 1  
BP-2 1" = 1'-0"



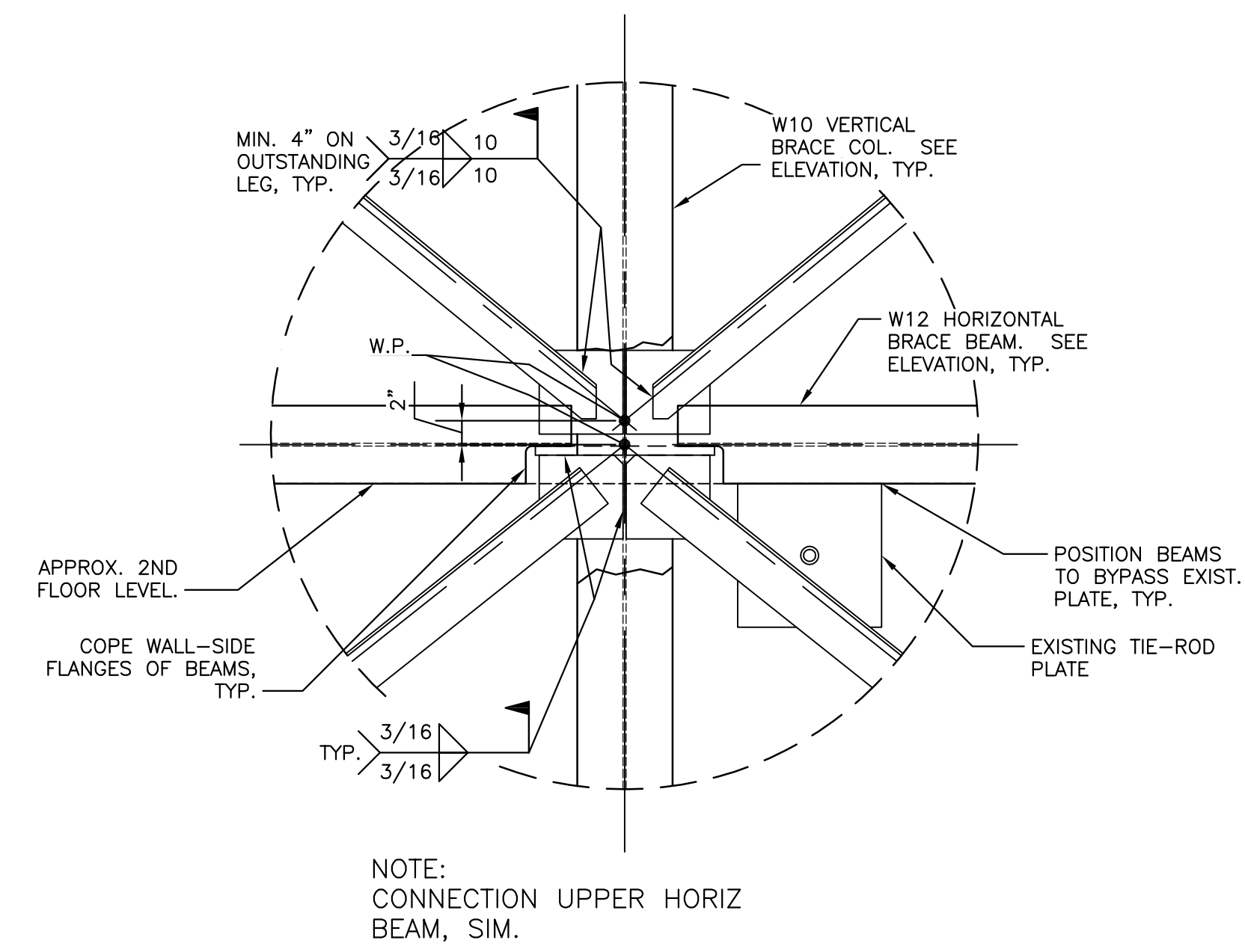
E ANCHORAGE AT BRACED WALL & GRID 1  
BP-2 1" = 1'-0"



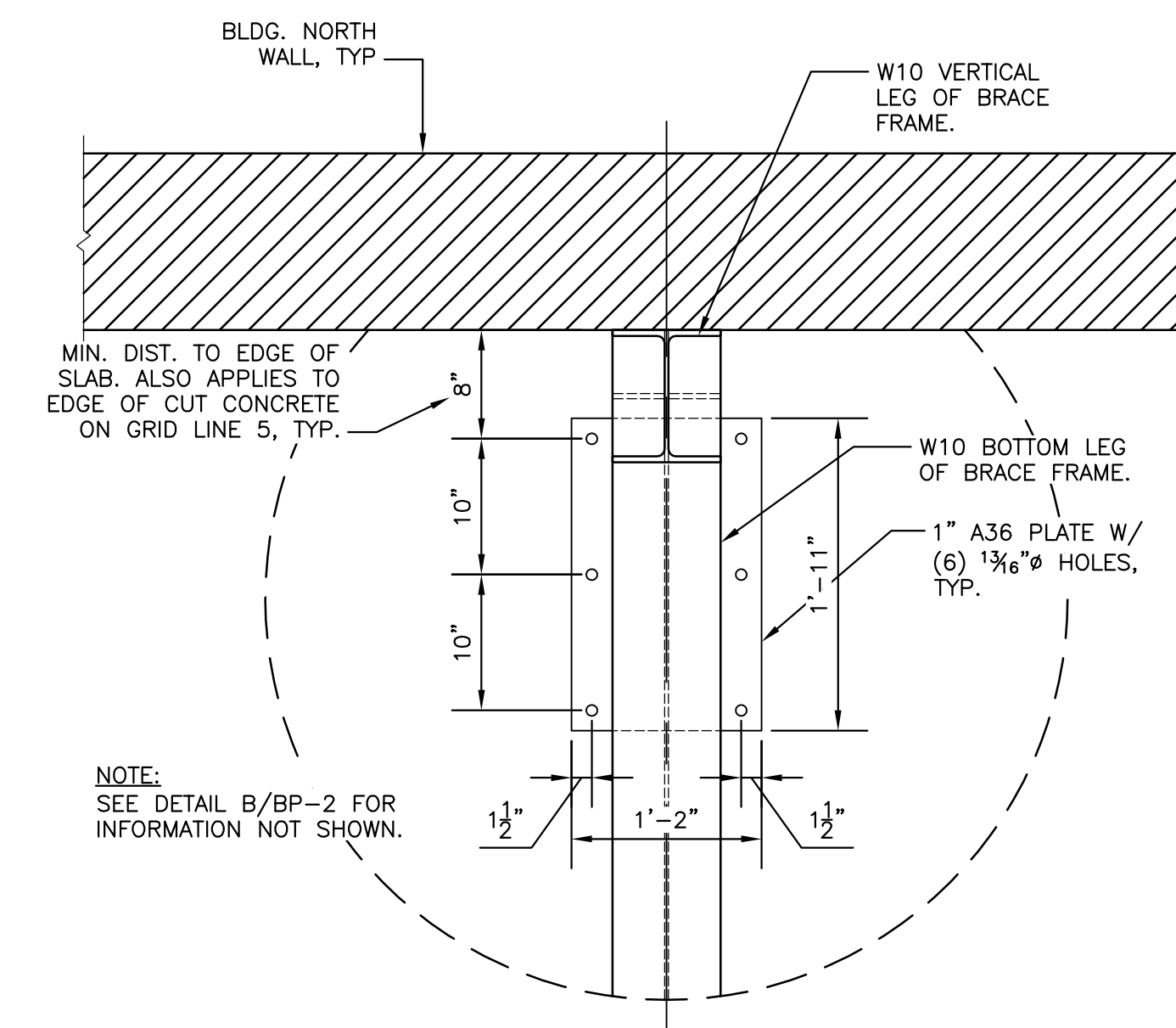
2 TYPICAL BEAM CONNECTION  
BP-2 1" = 1'-0"



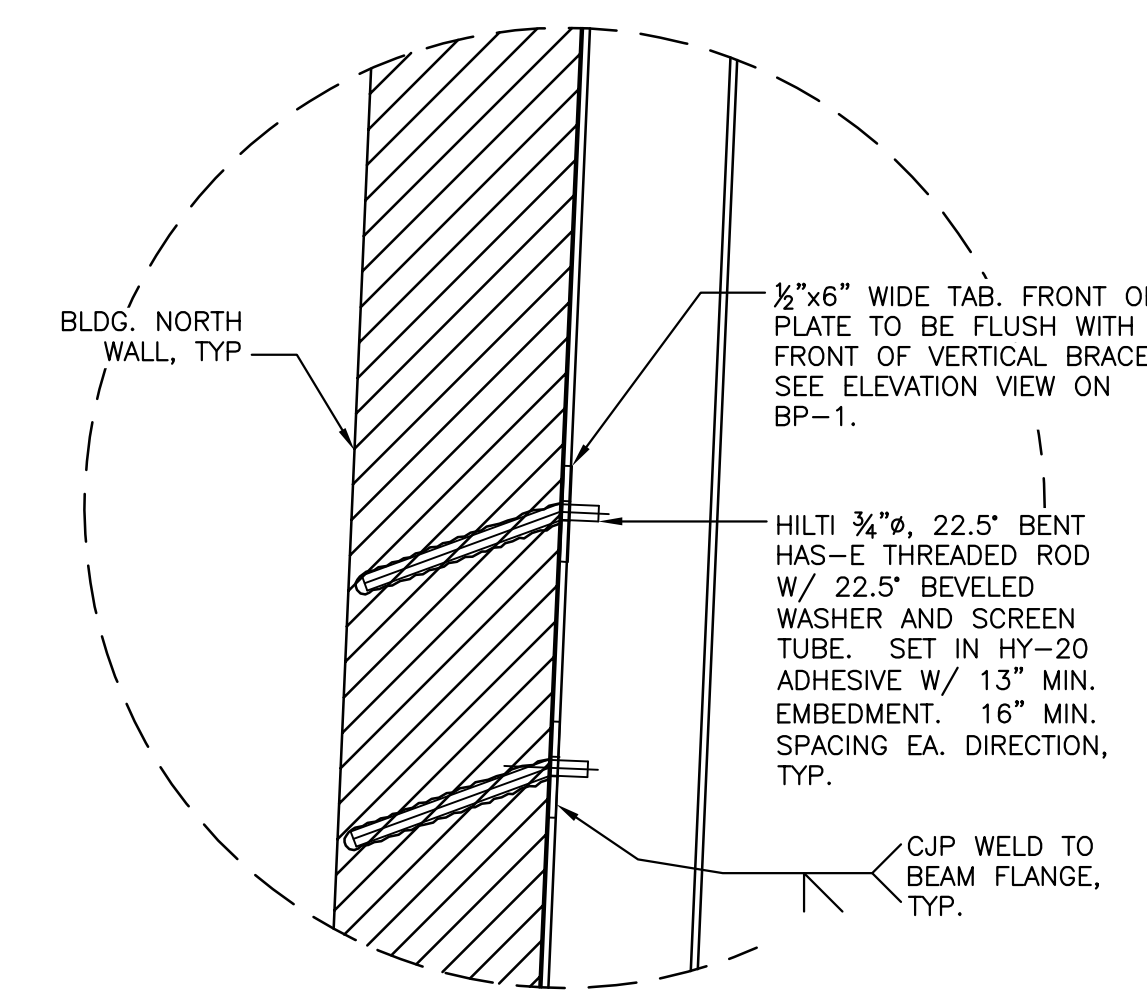
B TYPICAL ANCHORAGE AT FURNITURE STORE  
BP-2 1" = 1'-0"



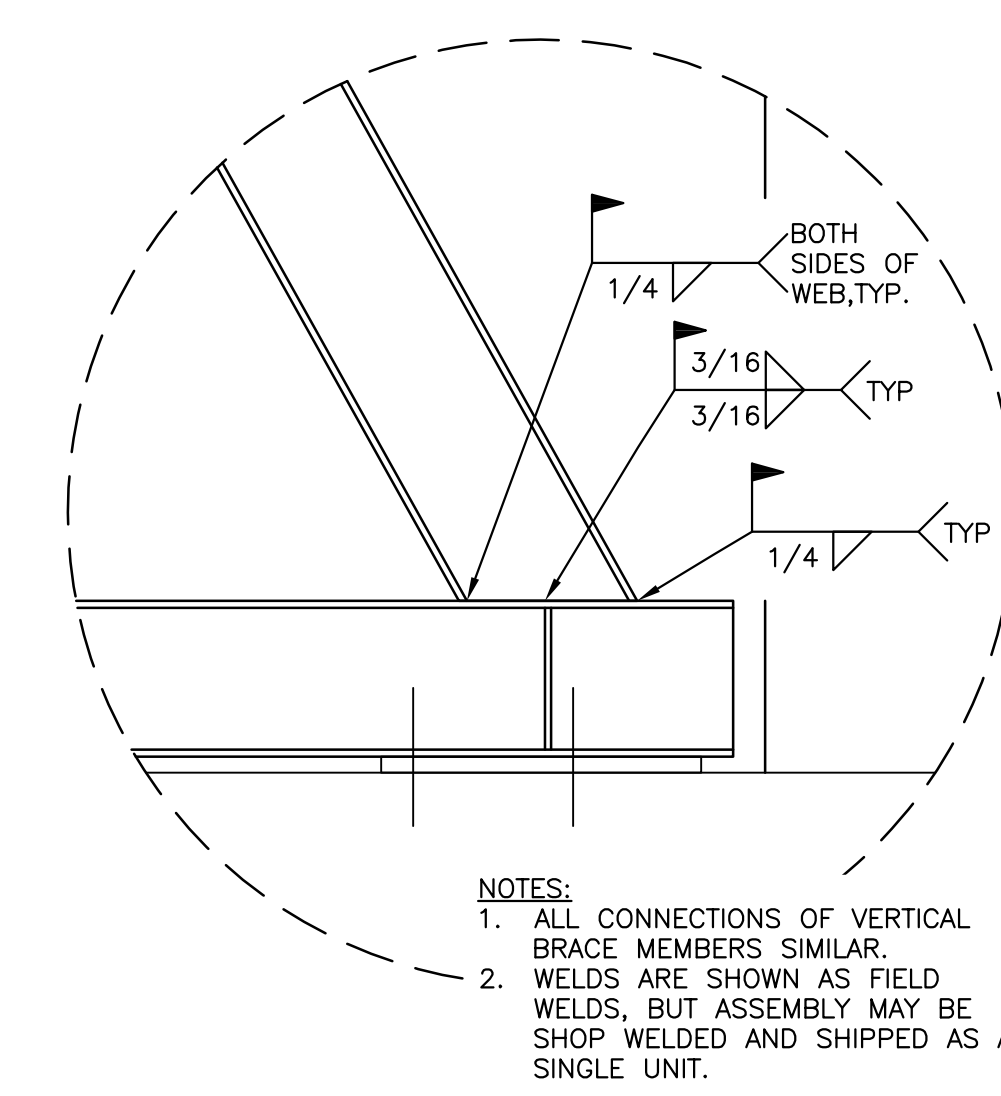
A TYPICAL BEAM CONNECTION  
BP-2 1" = 1'-0"



C TYPICAL ANCHORAGE AT BRACED WALL  
BP-2 1" = 1'-0"



F VERTICAL URM WALL ANCHORAGE  
BP-2 1" = 1'-0"



G TYPICAL VERTICAL BRACE CONNECTION  
BP-2 1" = 1'-0"

PAULLUS STRUCTURAL CONSULTANTS  
6515 GEE HWY. SUITE 4  
CONWAY, AR 72034  
PH. 501-357-8530  
paul@paullusconsulting.com

WEST WALL BRACING PLAN  
912 FRONT STREET  
Conway, Arkansas

Date	August 8, 2011
Revised	
Revised	
Revised	
Designed	RBP
Checked	RBP



BP-2  
Wall Bracing Details