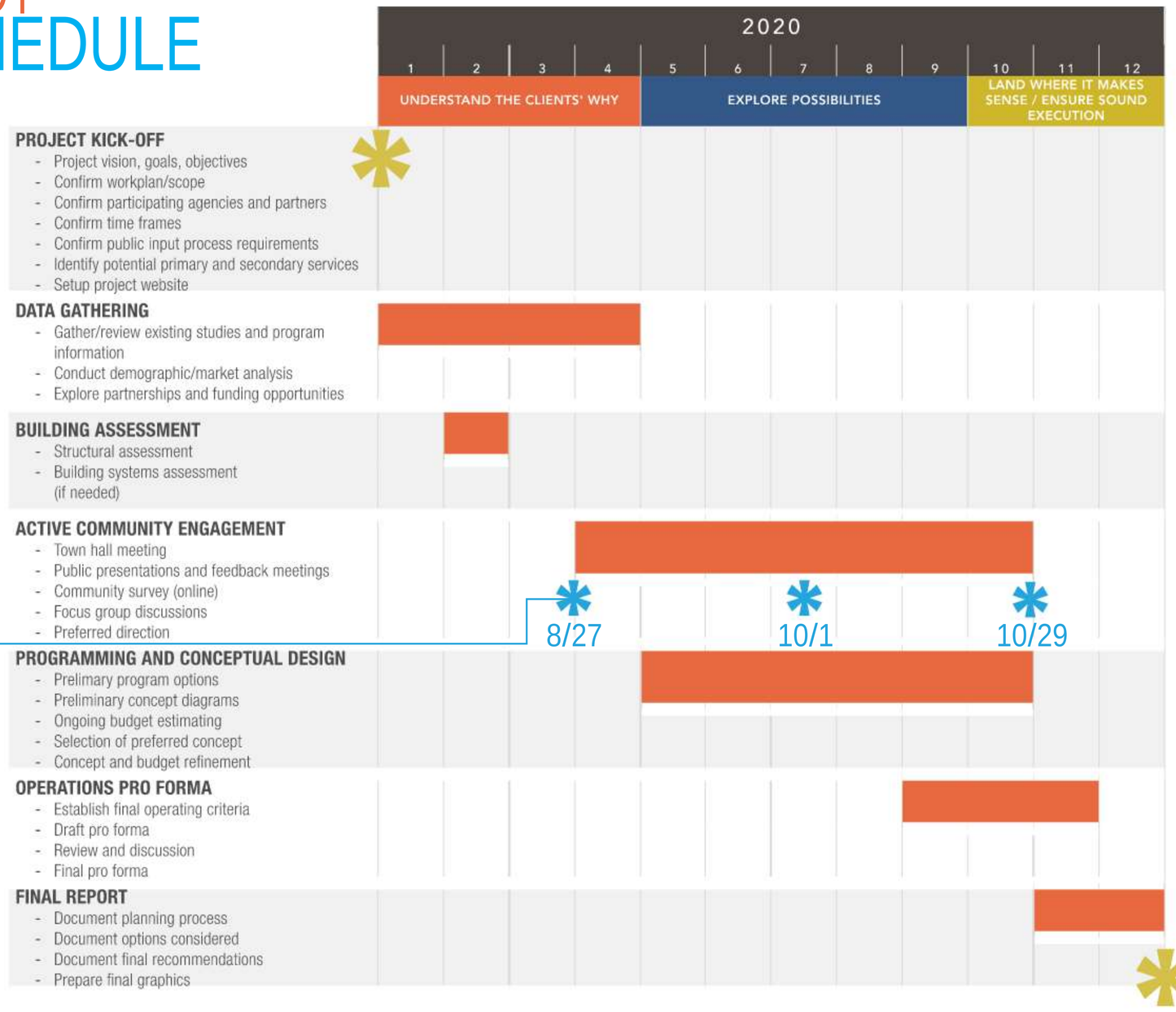
MEMORIAL HALL FEASIBILITY STUDY
SCOPE OF WORK AND SCHEDULE

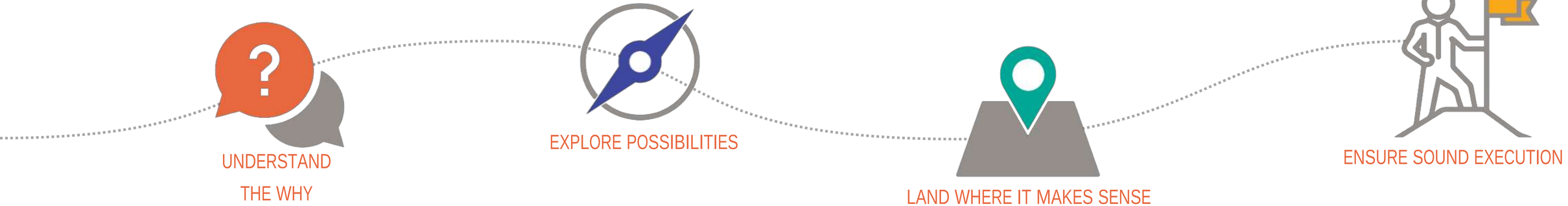


WE ARE HERE

UNDERSTAND THE "WHY"

* 10/1: CONCEPT REVIEW

* 10/29: CONFIRM DIRECTION



MEMORIAL HALL FEASIBILITY STUDY
ONLINE PUBLIC SURVEYS

SURVEY.01

GENERAL INPUT
CONCURRENT WITH PUBLIC MEETING #1

LAUNCHED AUGUST 21ST

CLOSES SEPTEMBER 4TH

SURVEY.02

CONCEPT FEEDBACK
CONCURRENT WITH PUBLIC MEETING #2

LAUNCH SEPTEMBER 30TH

CLOSE OCTOBER 9TH

SURVEY.03

CONCEPT CONFIRMATION
CONCURRENT WITH PUBLIC MEETING #3

LAUNCH OCTOBER 28TH

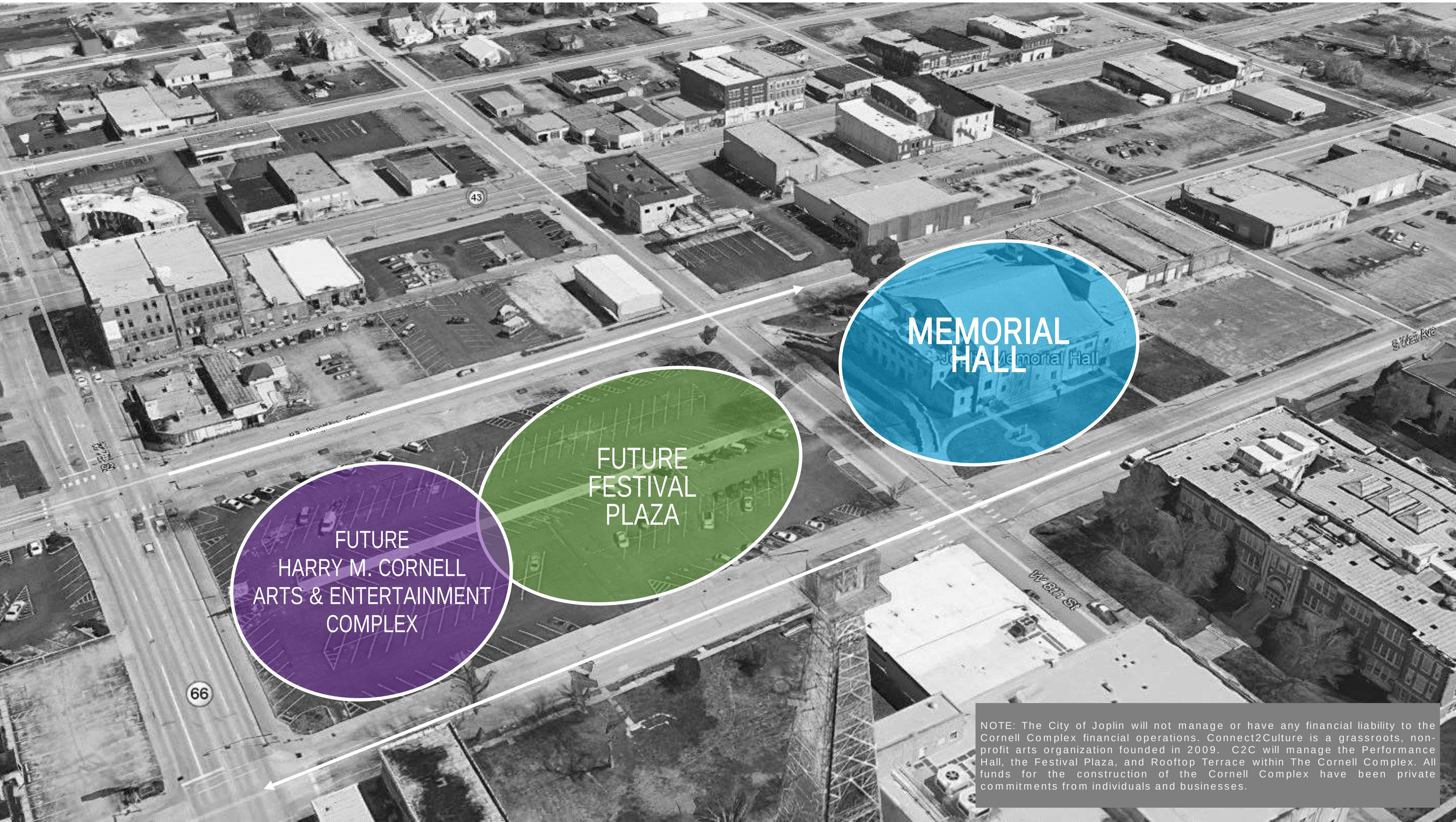
CLOSE NOVEMBER 6TH

528
TOTAL RESPONSES
AS OF 8/26/2020

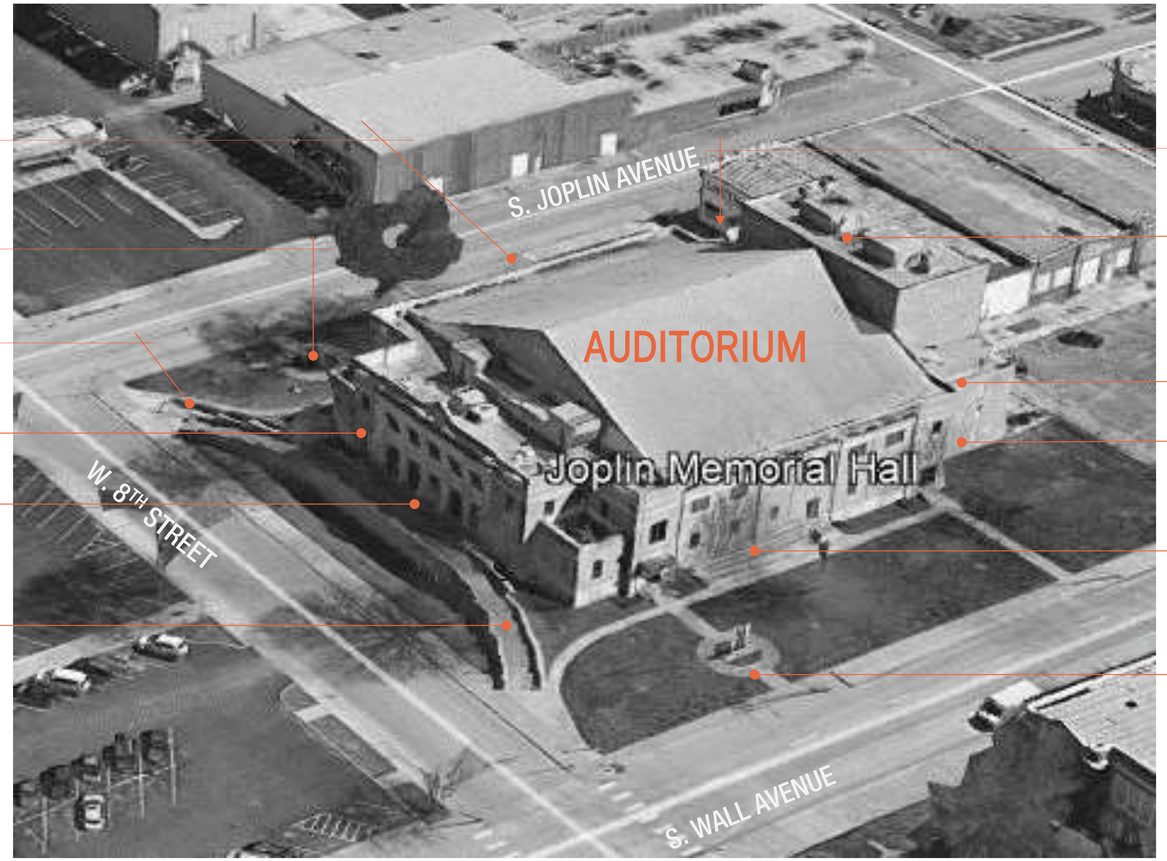
6M:46S
TYPICAL TIME SPENT

SurveyMonkey®

MEMORIAL HALL FEASIBILITY STUDY
SITE DIAGRAM OF EXISTING + FUTURE



NOTE: The City of Joplin will not manage or have any financial liability to the Cornell Complex financial operations. Connect2Culture is a grassroots, non-profit arts organization founded in 2009. C2C will manage the Performance Hall, the Festival Plaza, and Rooftop Terrace within The Cornell Complex. All funds for the construction of the Cornell Complex have been private commitments from individuals and businesses.



LOADING AREA

VETERANS MEMORIAL

LOWER LEVEL ACCESS

ELEVATOR C. 1976

MAIN ENTRY
(OFFICES ABOVE)

ENTRY RAMP C. 1976

DRESSING ROOMS

THEATRICAL FLY LOFT
(ABOVE STAGE)

DRESSING ROOMS

KITCHEN AND DELIVERIES

ACCESSIBLE RAMP C. 2003
(ADDITIONAL RAMP ON EAST SIDE)

VETERANS MEMORIAL

For nearly 100 years, Memorial Hall has played a diverse role in our community. It was built in 1925 as a war veteran memorial to honor the men and women who gave their lives for our freedoms. It has served as the mainstay to welcome home our soldiers and still today provides a gathering place for veterans' activities and meetings. Through the years, citizens attended concerts, plays, sporting events and community programs. With such a wide history of events, it holds many memories for the community. Unfortunately, this 95-year-old building has fallen into disrepair.

In most recent years, utilization of Memorial Hall has evolved with new venues opening such as several area casinos that now offer concerts and other productions once hosted in Joplin. Joplin schools included a performing arts center to seat nearly 1,200 people when it rebuilt in 2014. In 2022, Connect2Culture will open the Harry M. Cornell Arts & Entertainment Complex just north of Memorial Hall. The Cornell Complex will offer a 450-seat performance hall and other amenities. With these additions in our community, it is time for the city to take a fresh look at the future of Memorial Hall to better serve our community.

The city is interested to hear from citizens on what they believe should be done with this facility and property and have hired SFS Architecture to conduct a thorough study of Memorial Hall. This firm will lead a team of consultants to perform a building conditions assessment, conduct a market analysis, seek community feedback and guidance, evaluate a variety of options based on the feedback received, and provide a business plan and cost estimate for the recommended future use of the facility located at 212 west 8th street. This study will include an assessment and recommendation for future parking needs depending upon the option that is advanced.

WE WANT TO HEAR FROM YOU ON YOUR PREFERENCES FOR MEMORIAL HALL. PLEASE COMPLETE THIS SHORT SURVEY TO GIVE US YOUR FEEDBACK. IT SHOULD TAKE ABOUT 10 MINUTES TO COMPLETE. IT WILL BE OPEN FROM AUGUST 21 THROUGH SEPTEMBER 4. VISIT WWW.SURVEYMONKEY.COM/R/JOPLINMEMORIALHALL TO TAKE THE SURVEY OR SCAN THIS CODE WITH YOUR DEVICE.

SurveyMonkey

The results of this survey will be published on the city's project website along with additional details for the public meetings at www.Joplinmo.Org/1093/memorial-hall-study.

In addition, three public meetings to discuss Memorial Hall have been scheduled. The first one will be from 4:30 p.M. To 6:30 p.m. On Thursday, August 27 at Memorial Education Center located at 825 Pearl Street. This meeting will be a "town hall" format seeking open and general feedback. Additional public meetings will take place on October 1 and October 29. The locations of these meetings will be announced as the date draws near and additional surveys will take place concurrent with the topics at each public meeting.

SCENARIO 1: **RENOVATION | 2000 SEAT CONCERT VENUE**

SCENARIO 2: **RENOVATION | CIVIC CENTER**

SCENARIO 3: **RENOVATION | CONCERT VENUE + CIVIC CENTER**

SCENARIO 4: **DEMOLITION | MEMORIAL PARK + PONDER FUTURE USES**

SCENARIO 5: **CIVIC CENTER | GEOGRAPHIC SITE EVALUATION**

SCENARIO 6: ?

REGARDLESS OF WHICH SCENARIO MOVES FORWARD THE BUILDING AND/OR SITE WILL REMAIN AS A MEMORIAL TO OUR VETERANS.

MEMORIAL HALL FEASIBILITY STUDY
BUILDING ASSESSMENT
STRUCTURAL + BUILDING INTERIOR AND EXTERIOR CONDITIONS

PRIMARY CONCERNS

SIGNIFICANT STAIRSTEP CRACKING WAS OBSERVED IN THE EXTERIOR BRICK WALL NEAR THE ELEVATOR AT THE NORTHEAST CORNER OF THE BUILDING.
The elevator was added within the existing footprint of the building in 1976. The stairstep cracking is indicative of differential settlement of the building foundation in this area.

A PORTION OF THE EXISTING ROOF STRUCTURE ON THE WEST SIDE OF THE AUDITORIUM FAILED AND COLLAPSED ON JUNE 15, 2020.
Measures have been taken to install wood stud walls and joists to support the existing roof along the entire west side of the auditorium. Since the east side of the auditorium is identically constructed, wood framing has also been installed on this side as a precautionary measure to help provide temporary support for the existing roof structure.

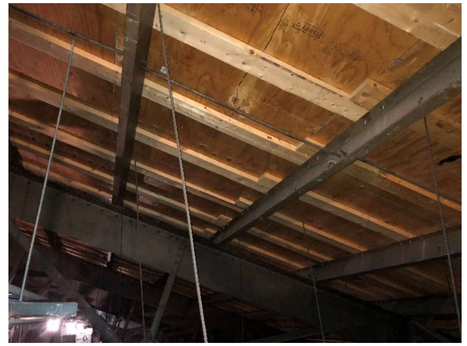
THE CONCRETE RAMP ON THE NORTH SIDE OF THE BUILDING IS IN POOR CONDITION.
This ramp was added to the building as part of the 1976 renovation project. The concrete slab has experienced cracking and settlement due to subgrade movement. If the ramp is required for accessibility, it appears that it would be necessary to remove and replace the existing ramp slab and walls, as repairs would not be feasible.

CORROSION-RELATED DETERIORATION OF CONCRETE ROOF STRUCTURE WAS OBSERVED ON THE NORTH SIDE OF THE AUDITORIUM.
Exposed reinforcing steel bars were observed at the bottom of beams. Concrete repairs will be required to restore the integrity of the concrete roof structure. Concrete repairs will involve temporary shoring, chipping of unsound concrete, cleaning and coating of exposed reinforcing steel, and patching the repair areas with an appropriate concrete repair material.

SOME OF THE MORTAR JOINTS IN THE STONE PANELS AT THE BOTTOM OF THE EXTERIOR BUILDING WALLS ARE LOOSE OR DETERIORATED.
These joints should be tuck pointed to restore the integrity of the joint and resist moisture infiltration.

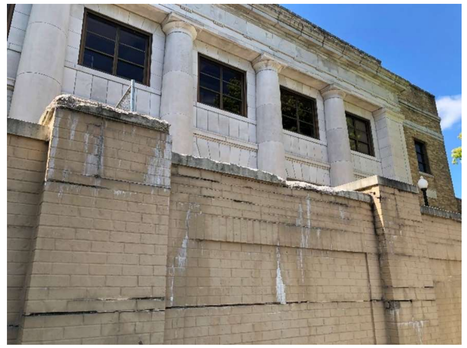
BRICK PARAPET WALLS WERE OBSERVED TO HAVE A DARKENED DISCOLORATION AT THE SURFACE OF THE BRICK INDICATING THE LIKELIHOOD OF MOISTURE-RELATED ISSUES WITH THE BRICK.
It may be prudent to remove the existing paint and replace it with a breathable coating that can protect the brick while allowing moisture vapor to escape the parapet walls without causing damage.











RECOMMENDATIONS

THE MOST SIGNIFICANT STRUCTURAL ISSUE WITH THE BUILDING IS THE STATE OF THE ROOF SLAB ON THE EAST AND WEST SIDES OF THE AUDITORIUM.
Measures have been taken to shore up the existing roof slab with wood stud walls and wood joists along both the east and west sides of the auditorium. The wood framing should be a temporary solution. It is recommended that a licensed architect and engineer be engaged to provide a design for a long-term solution that includes removal and replacement of the existing roof deck in this area. Until a long-term solution can be implemented, it is recommended that the east and west balcony corridors be closed to prevent access to the public and that the building not be used for large public events in the auditorium.

DUE TO THE EXTENT OF APPARENT FOUNDATION SETTLEMENT AT THE EXTERIOR WALL OF THE ELEVATOR, AN EXPERIENCED FOUNDATION REPAIR CONTRACTOR SHOULD BE ENGAGED TO INSTALL STEEL UNDERPINNING PIERS AND MECHANICALLY STABILIZE THE EXISTING BUILDING FOUNDATION.
It may be possible to lift the building back up towards its original position if this process is performed in small increments while monitoring movement of the building to avoid causing damage. It is recommended that the elevator not be used until the foundation can be stabilized.

REPAIRS TO THE CAST-IN-PLACE CONCRETE BEAM-AND-SLAB ROOF STRUCTURE ARE REQUIRED TO MAINTAIN THE INTEGRITY OF THE ROOF STRUCTURE.
At this time, the extent of concrete deterioration is unknown and cannot be visually observed due to the presence of an existing ceiling. It is recommended that the existing ceiling be removed to allow for the bottom side of the concrete structure to be visually observed.

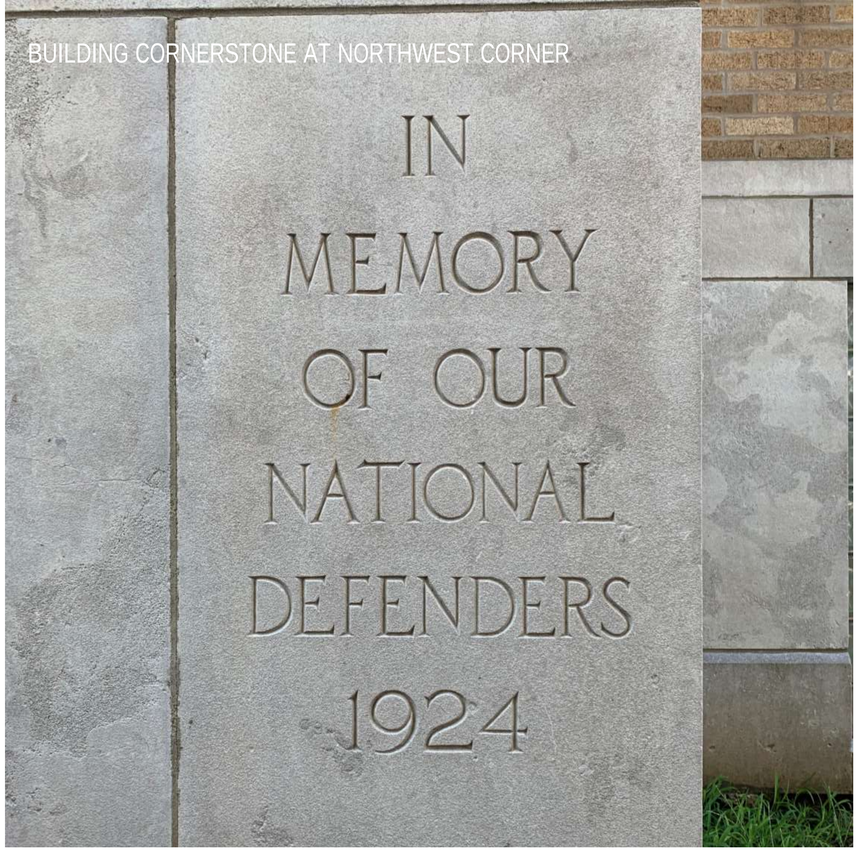
THE NORTH RAMP AND RAMP WALLS SHOULD BE REMOVED AND REPLACED.
The concrete ramp and masonry ramp walls on the north side of the building are in poor condition. This does not present a structural concern from a life-safety safety standpoint at this time, but the extent of deterioration (particularly in the ramp walls) makes it apparent that repairs would be cost-prohibitive.

THE CONDITION OF THE BRICK PARAPET WALLS SHOULD BE MONITORED OVER TIME.
The darkened discoloration observed at the face of brick on the outside of the parapet suggests that there could be issues with moisture transfer at the parapet that could lead to deterioration.

THE CONDITION OF STEEL LINTELS THAT SUPPORT BRICK ABOVE EXTERIOR WINDOWS AND DOORS SHOULD BE MONITORED OVER TIME FOR CORROSION.
Corrosion can eventually result in loss of structural capacity for the lintel, coupled with expansion of the steel and movement in the brick. Steel lintels can be cleaned to remove corrosion from the surface of the steel and repainted with a protective coating.



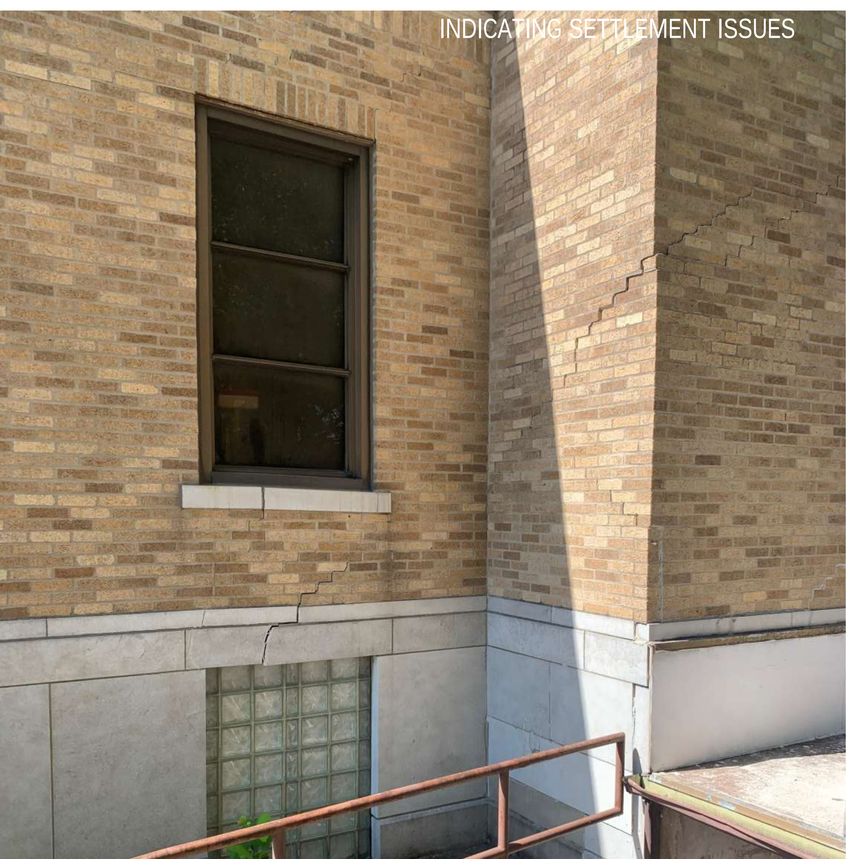
STAIR-STEP CRACKING AT NORTH EAST BUILDING CORNER



BUILDING CORNERSTONE AT NORTHWEST CORNER



STAIR-STEP CRACKING AT NORTH EAST BUILDING CORNER
INDICATING SETTLEMENT ISSUES



INDICATING SETTLEMENT ISSUES



BIOLOGICAL GROWTH ON EXTERIOR OF PARAPETS



INDICATING SETTLEMENT ISSUES


LOOKING EAST


LOOKING SOUTH FROM 8TH STREET

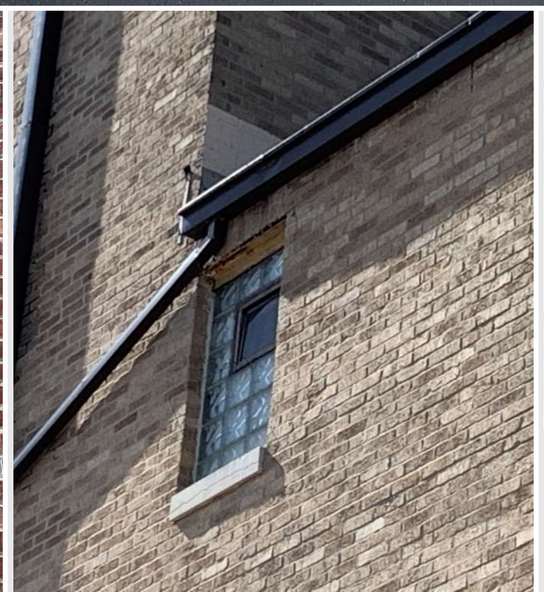

NORTH RAMP IS IN VERY POOR CONDITION AND SHOULD BE REMOVED


CROSS AND RUNNING SLOPE OF NORTH RAMP IS NOT
COMPLIANT WITH ACCESSIBILITY STANDARDS
ZERO
POWER
MEMORY RECALL
CONVERT
HOLD
CRAFTSMAN




LOOKING NORTHEAST AT BACK OF STAGE AND
FLY LOFT FROM SOUTH PARKING LOT







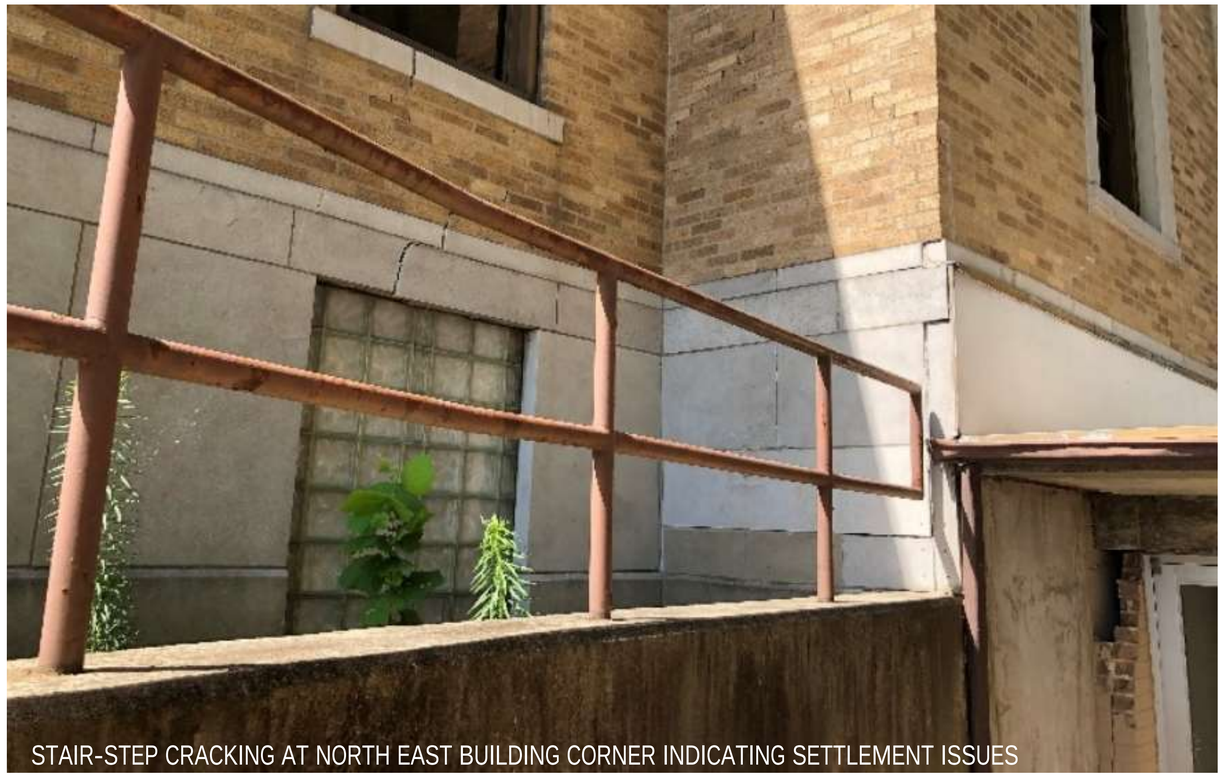
VETERANS MEMORIAL ON WEST SIDE ALONG S. WALL AVENUE



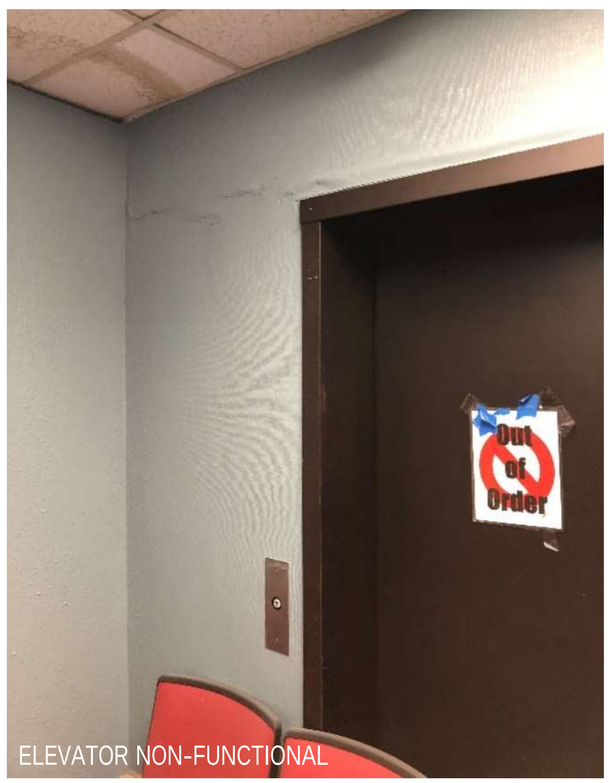
VETERANS MEMORIAL ON EAST SIDE ALONG S. JOPLIN AVENUE



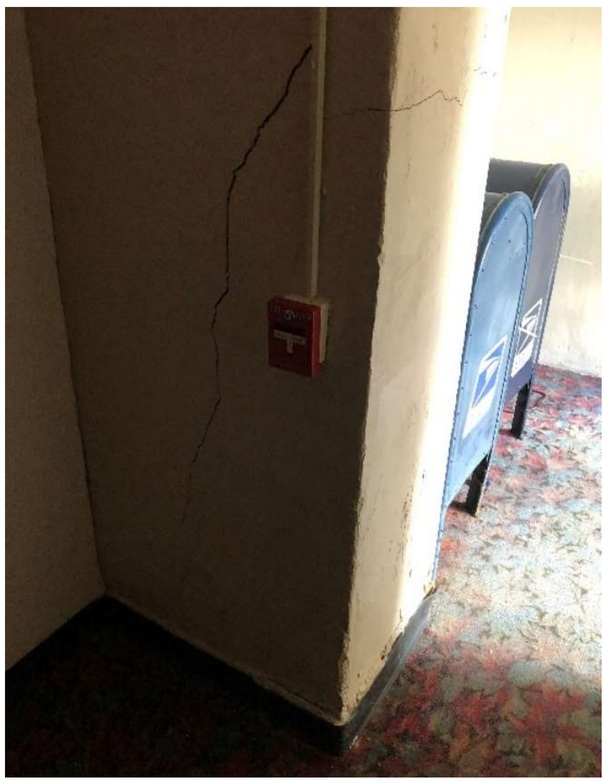

VIEW LOOKING EAST ALONG S. 8TH STREET

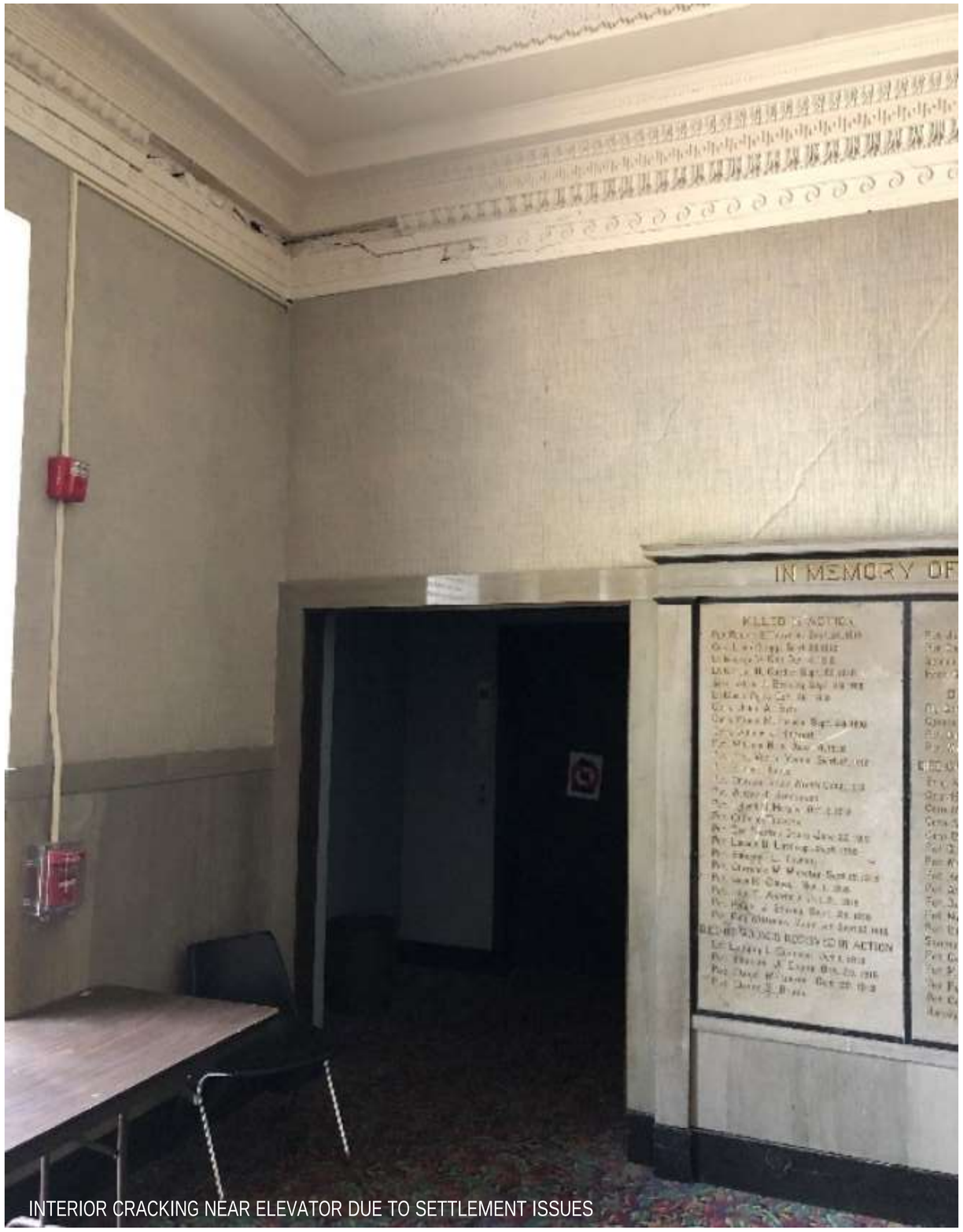


STAIR-STEP CRACKING AT NORTH EAST BUILDING CORNER INDICATING SETTLEMENT ISSUES



ELEVATOR NON-FUNCTIONAL





INTERIOR CRACKING NEAR ELEVATOR DUE TO SETTLEMENT ISSUES

ORIGINAL TILE FLOORING AT STAIR LANDINGS
AT EAST AND WEST OF BUILDING



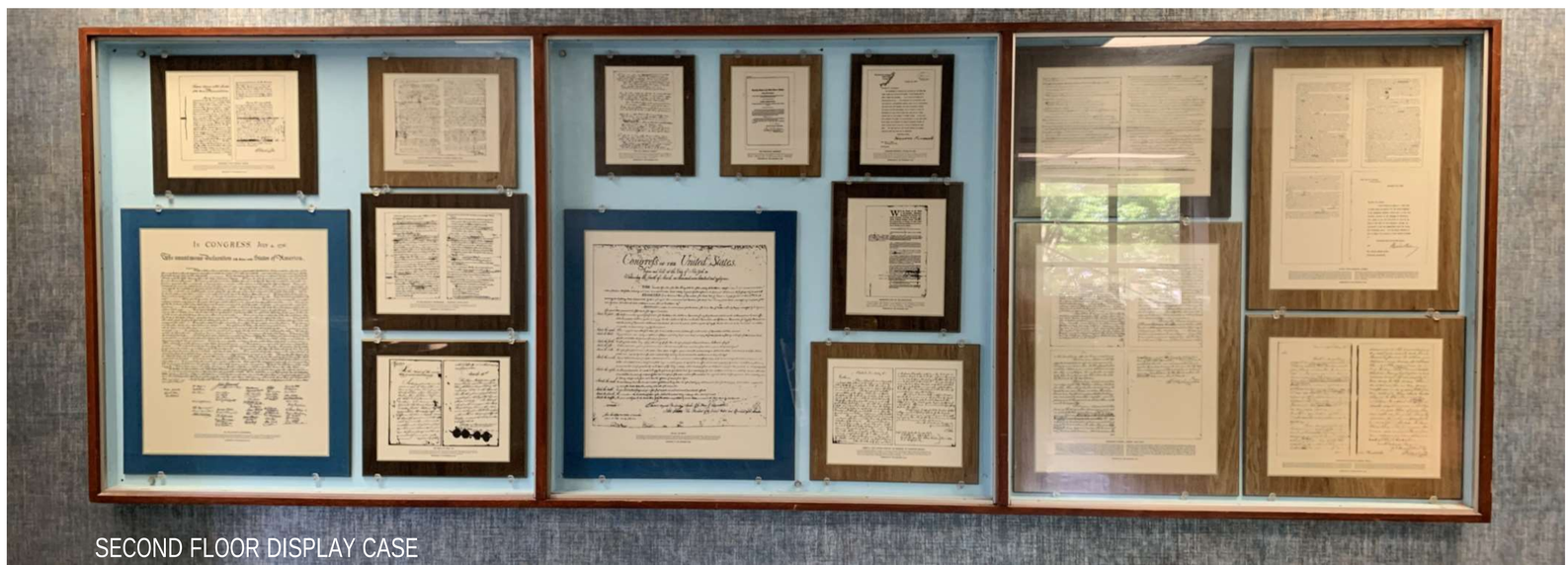
AUDITORIUM FROM UPPER LEVEL LOOKING SOUTHWEST



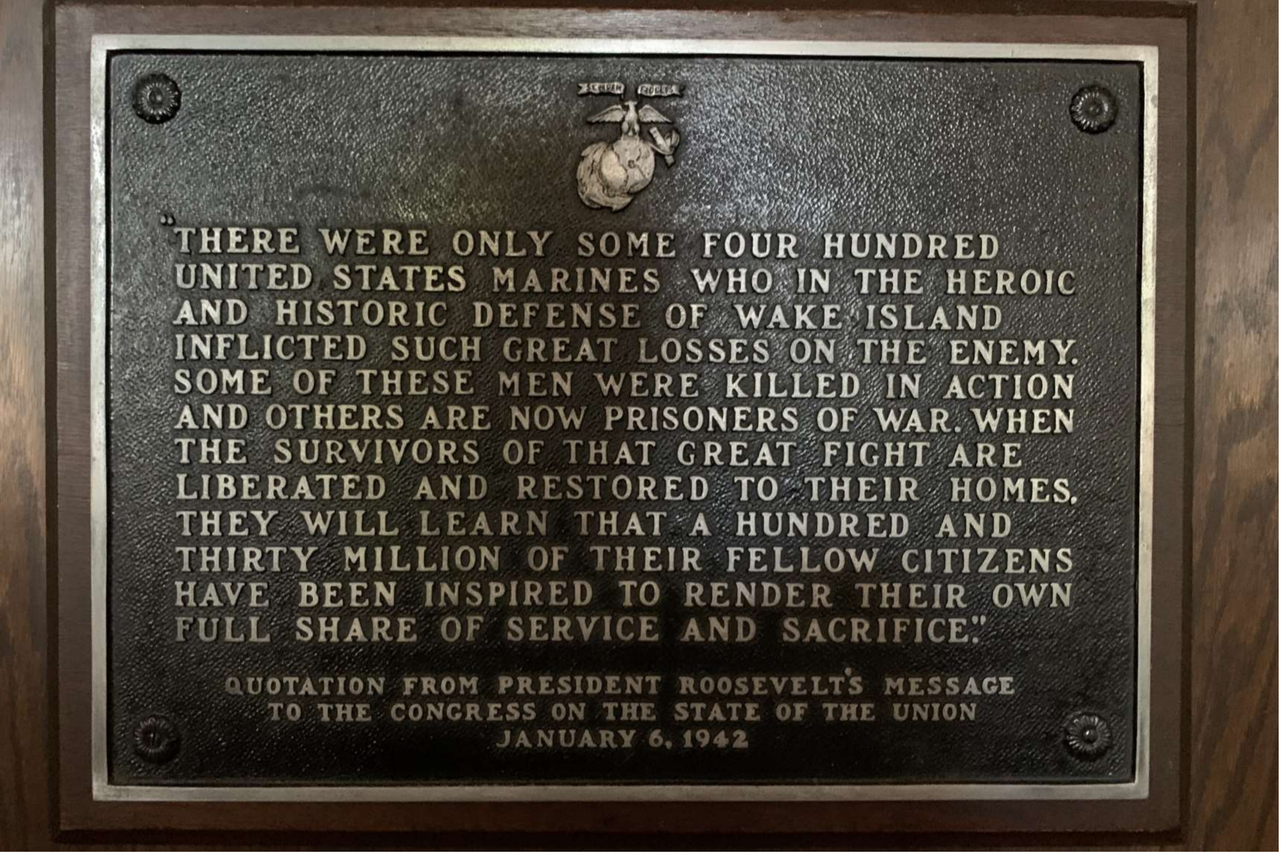
SECOND FLOOR CONCESSIONS COUNTER

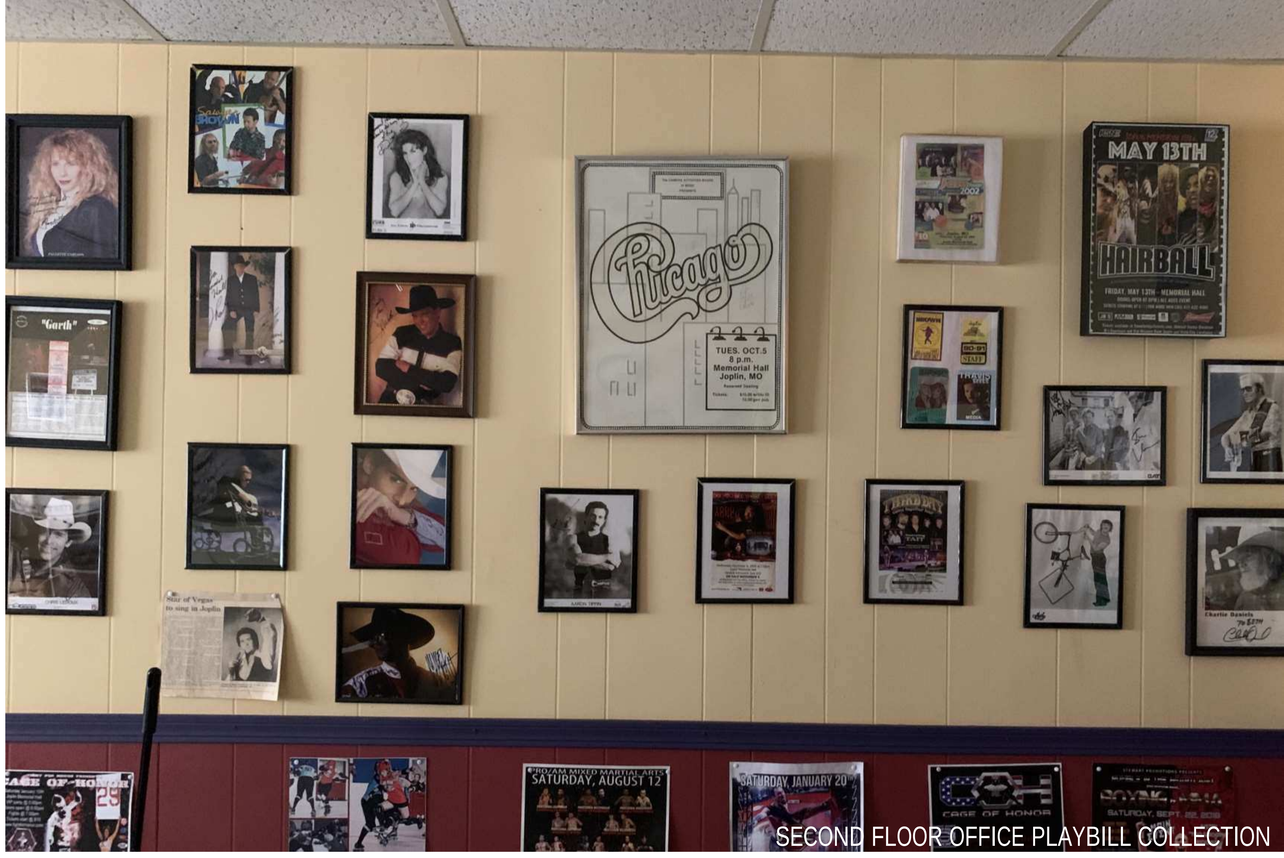


SECOND FLOOR CORRIDOR LOOKING WEST



SECOND FLOOR DISPLAY CASE





SECOND FLOOR OFFICE PLAYBILL COLLECTION

SAMPLING OF MEMORIAL PLAQUES IN FIRST FLOOR LOBBY



