

**Pinnacle Mountain State Park**  
Existing Visitor Center Assessment  
Little Rock, Arkansas



August 7, 2023  
Revised October 12, 2023

A L L I S O N  
+  
P A R T N E R S

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## Summary

The existing Pinnacle Mountain Visitor information Center is located at 11901 Pinnacle Valley Road in Little Rock. It was designed in 1976 and renovated in 1999-2000. Design professionals from Allison + Partners, Engineering Consultants Inc, and Insight Engineering visited the site on May 15, 2023 to investigate and prepare an assessment of the building for future repurposing. Selective demo and destructive testing were not implemented so these observations are solely based on visible inspection of areas that could be reasonably accessed and from having access to the original design drawings (1976) and the renovation drawings (1999).

The main level of the building is approximately 4,358 sq ft. The North portion of the main level has a crawl space below while the South portion of the main level is slab on grade (approximately 2,655 sq ft). The building is listed as Type VI Unprotected, Unsprinklered construction, featuring laminated wood beams and columns, as well as wood stud load bearing and non-load bearing walls.

The primary occupancy of the building is Group A: Assembly; Group B: Business is an accessory occupancy. Total occupancy is listed as 170 occupants. The current plumbing code requires 2 water closets each for the women's and men's restroom. The existing layout includes sufficient fixtures but needs to be updated for ADA compliance.

The building is on an existing septic system that is functioning. The existing plumbing fixtures are in working order but do not meet ADA requirements. Hot water is provided by an existing electric water heater sized for the current fixture count. Any additional plumbing fixtures would require an additional water heater or a replacement/increase of the existing water heater. There is not currently any gas to the building. If gas is needed for the kitchen design option, a propane tank and lines would need to be added. This is not accounted for in the budgets below.

The building is currently served by five DX Split Systems. These systems have been replaced in recent years (two of them in 2015, and three of them in 2017). The systems are Trane and appear to be in good working order with proper installation. The systems are currently controlled by thermostat only, which is acceptable for basic functionality.

Existing air devices are aged and should be replaced as the ceiling layout and building layout is modified to provide better air circulation.

The site currently has overhead powerlines along the southern portion of the site which transition to underground to the utility transformer and service disconnect. The existing service to the building is 240/120V, 3 phase, 4-wire.

The main distribution panel is 240/120V, 400A, 3 phase, 4-wire.

There are two main branch power panels in the building. Panel A and Panel B, both are 200A, 2P, 1 phase, 3-wire.

Interior building power conduits appear to be in Electrical Metallic Tubing (EMT) with die-cast compression fittings.

Existing lighting consists of mainly fluorescent and incandescent lighting - mostly consisting of track, recessed 1x4's, and downlights.

Receptacles are throughout the building and appear to be laid out in a typical manner according to the current building use.

GFI type receptacles are present in some areas but not to current code standards.

Overall, the electrical system is in acceptable condition. The owner mentioned frequent power outages which are related to the utility. GFI receptacles need to be brought up to current code standards, but this is typical of a building this age.

The current layout of the main level primarily consists of the spaces listed below.

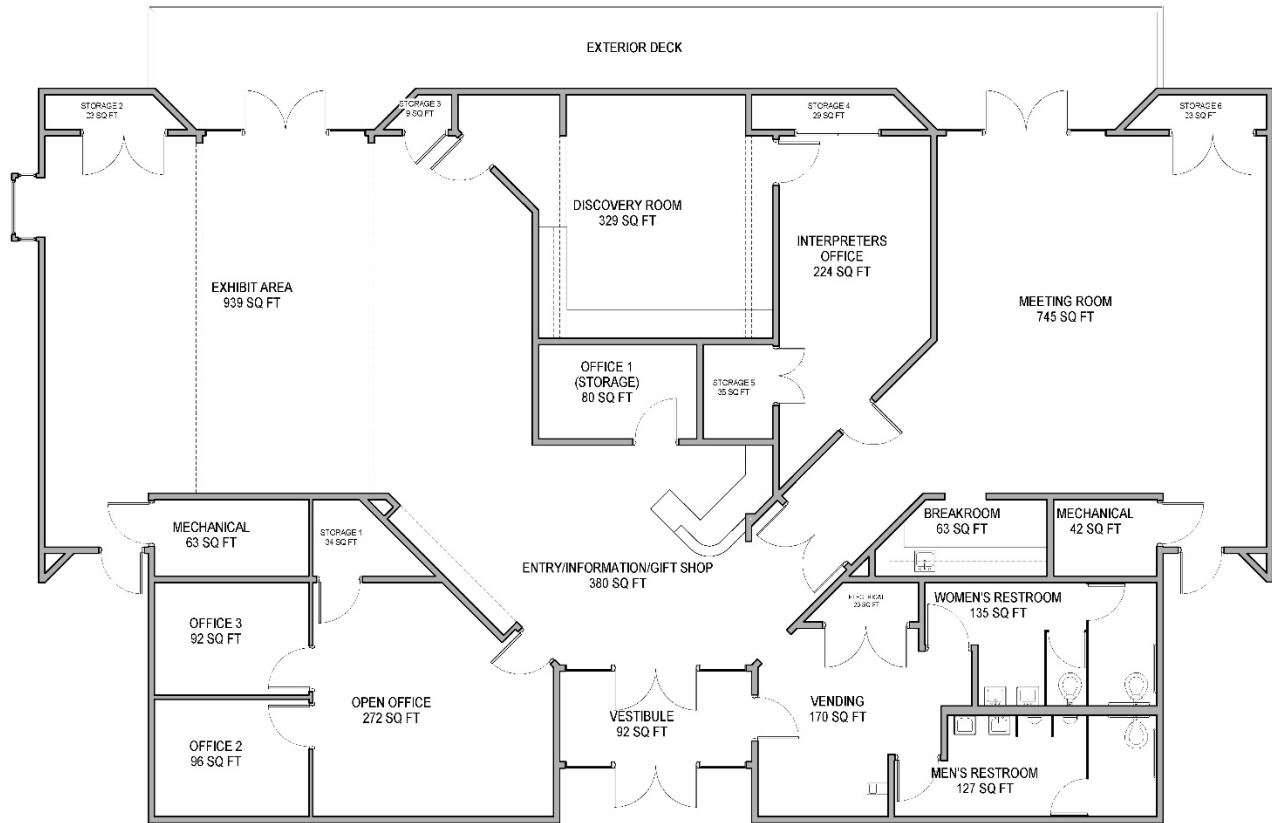
Space	Approx. Sq Ft	Existing Finishes/Notes
Vestibule	92 sq ft	Gyp Walls/LVT Floor/Wood Ceiling
Entry/Information/Gift shop	380 sq ft	Gyp + Slat Walls/LVT Floor/ACT Ceiling
Office 1 (used as storage)	80 sq ft	
Open Office	272 sq ft	Gyp Walls/LVT Floor/ACT Ceiling
Storage Closet	34 sq ft	
Private Office 2	96 sq ft	Gyp Walls/LVT Floor/ACT Ceiling
Private Office 3	92 sq ft	Gyp Walls/LVT Floor/ACT Ceiling
Mechanical Room	63 sq ft	
Exhibit Area	939 sq ft	Gyp Walls/LVT Floor/Exposed Ceiling
Storage Closet 2	23 sq ft	
Storage Closet 3	9 sq ft	
Discovery Room	329 sq ft	Gyp Walls/LVT Floor/Exposed Ceiling
Interpreters Office	224 sq ft	Gyp Walls/LVT Floor/ACT Ceiling
Storage Room 4	29 sq ft	
Storage Closet 5	35 sq ft	
Meeting Room	745 sq ft	Gyp Walls/LVT Floor/ACT Ceiling
Storage Closet 6	23 sq ft	
Kitchenette/Breakroom	63 sq ft	Gyp Walls/LVT Floor/Gyp Ceiling
Mechanical Room	42 sq ft	
Electrical Closet	20 sq ft	
Vending Area	170 sq ft	Gyp Walls/LVT Floor/Gyp Ceiling
Women's Restroom	135 sq ft	Gyp Walls/Epoxy Floor/Gyp Ceiling 2 WCs + 2 lavs
Men's Restroom	127 sq ft	Gyp Walls/Epoxy Floor/Gyp Ceiling 1 WC, 2 urinals, + 2 lavs

Overall, the structure is in acceptable condition. The only thing that needs immediate structural attention is the water damage at the interface of the back deck at the back wall of the building.

Additional items discussed to be considered as part of the renovation include:

- Roof replacement and drainage at flat roof above entry and vestibule.
- Replacing the exterior siding.
- Patching, cleaning, and repainting the outside of the concrete block foundation walls.
- Replacing the metal fascia wrap at the front entry.
- Replacing and redesigning the deck.
- Adding useable space to the crawlspace.
- Updating interior finishes.
- Renovating restrooms – verifying ADA compliance
- Installation of diesel generator.
- Upgrade security system.
- Adding an overall Building Automation System

# Diagram of Existing Layout



## Existing Conditions



Photo 1: Front (South) Entry Overview. The wood siding is decayed and has been damaged by animals and insects. The metal fascia on the entry is warped. Owner noted drainage issues at flat roof.



Photo 2: Siding at deck (North); Photo 3: Siding at East side of building. Wood (cypress) siding in need of replacement.



Photo 4: Entry/Information/Gift Shop Area. Single office space (currently used as storage), accessed from the information desk, includes mezzanine platform above. Office backs up to Discovery Room. Depending on new use of spaces, walls could be opened for view to the north when entering building, drawing visitors into the space.



Photo 5: Meeting room. Includes operable partition to divide space. Existing AV/IT system needs upgraded. A portion of the original meeting room was previously enclosed to create the Interpreter's Office, accessed from Meeting Room entrance or from Discovery Room. This Change was not shown on 1999 renovation drawings.



Photo 6: The attic space above the meeting room is wood trusses with the bottom chord just above the ceiling.



Photo 7: The end and front entry clerestory walls are built into the truss profiles.





Photo 8: The existing operable partitions are supported by steel tracks and stiff-backs that are supported by the wood truss bottom chords. The 2x4 acoustical ceiling tile ceiling is within a few inches of the bottom of the trusses.



Photo 9: In the Meeting Room near the south wall, there is a vent stack that is disconnected and needs to be reattached.



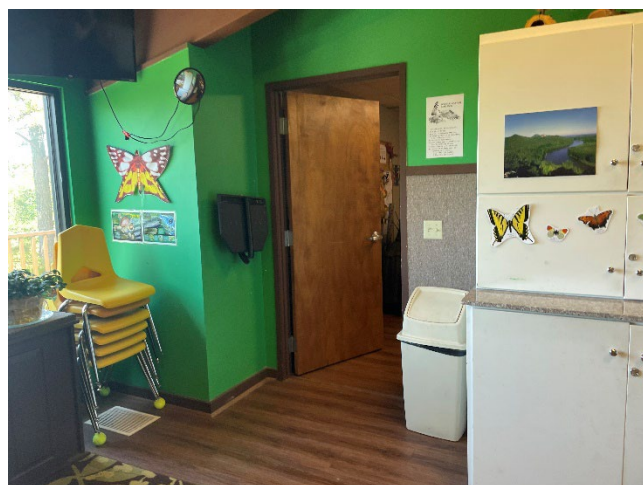
Photos 10 and 11: Small breakroom/kitchenette off Meeting Room. Owners noted GFI outlets not functioning.



Photo 12: Exhibit Space with open ceiling/exposed glulam structure and decking.



Photo 13: Exhibit Space with open ceiling/exposed glulam structure and decking. Entrance to Discovery room from exhibit space.



Photos 14 and 15: Discovery Room. Includes view to North overlook. Image to the left shows access to Interpreter's Office.



Photo 16: Deck. Accessible from Exhibit Area and Meeting Room. Window from Discovery Room. Structural images to follow. Deck is approximately 6' wide x 74' in length.



Photo 17: There are a couple of cracks in the concrete block stem wall in the Northwest corner. It appears there was some settlement shortly after the building was constructed, as these cracks were documented in 1992 and appear to be basically unchanged. I do not see these as a structural issue, unless the loading conditions of the walls are changed by any future improvements or adverse events.



Photo 18: There are cracks and water streaking below the Northwest corner of the deck. There is a steel beam bearing on the concrete block that is adding some thermal expansion and contraction forces to the wall. This will need some attention if the deck is replaced or retrofit.



Photo 19: Close-up view of Northwest corner beam bearing. This looks worse than it is due to the water issues. The beam bearing and concrete block cracks are not in danger of failure.



Photo 20: The steel beam bearing at the Northeast corner of the deck looks better.



Photo 21: Overview of the steel beam bearing from inside the crawl-space. This condition looks rough, but structurally it is acceptable.



Photo 22: The back deck is cantilevered to the north and showing signs of age and weathering.



Photo 23: The outside edge of the back deck.



Photo 24: The Northeast outside corner of the back deck has some separation of the wood members, due to weathering and warping of the wood. This wood separation can decrease the load capacity and safety of the guardrail system.



Photo 25: The concrete block foundation wall inside the crawl-space appears to be in acceptable condition, despite several mortar joint cracks.





Photo 26: Crawl-space view of the back deck cantilever joists lap spliced to the floor joists. Some visible separation has occurred, but most of the members are in good shape. However, the deck likely needs to be replaced soon. I recommend cutting of the cantilevered joists and placing new exterior columns and beams at the outside edge of a new deck. This will allow the deck to be enlarged and have a higher load capacity.



Photo 27: The East side foundation wall is in good condition. It has a large footing step that is exposed, but this too looks okay.



Photo 28: The floor girders in the crawl-space are steel beams bearing on concrete block piers. This condition is structurally acceptable and appears to be in good condition.



Photo 29: On the west end of the steel girder, the concrete block pilaster was apparently misplaced, so a steel angle was added to support the beam. This condition is not ideal but appears to be working.



Photo 30: Close-up view of the steel girder bearing on the steel angle. The angle is bolted to the concrete block wall and bears on a grout bed on the pilaster.



Photo 31: There is water damage to the wood decking along the back wall below the deck. If the deck is replaced, these areas need to be remediated with new wood and new flashing & waterproofing.



Photo 32: Water damage to the wood decking and floor joists at the back wall below the deck. This area has enough structural damage to be of concern of causing load support issues for the deck and back wall of the building and needs to be addressed ASAP.



Photo 33: There is a concrete wall in the crawl-space that allows for a concrete pad in the Northwest corner. This wall is in good condition. The full length of the crawl-space could be similarly excavated and walled off to allow for more useable space, as desired.



Photo 34: Overall view of north half of crawl space.



Photo 35: Existing Split systems



Photo 36: Existing Plumbing Fixtures



Photo 37: Existing Condensing Units



Photo 38: Existing MPD 400A 240/120, 3 phase, 4-wire.



Photo 39: Existing fire alarm system.



Photo 40: Existing fluorescent recessed lighting in restroom.

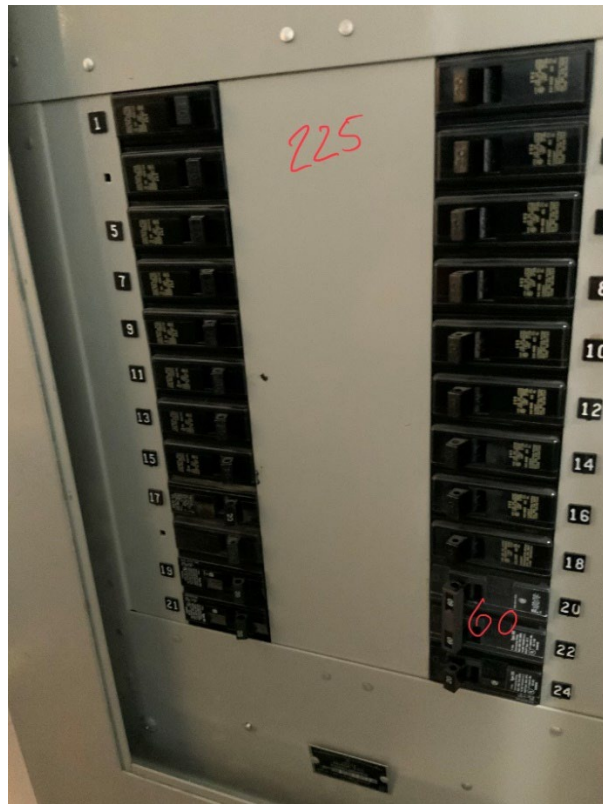


Photo 41: Existing 200A 240/120, 2P subpanel.



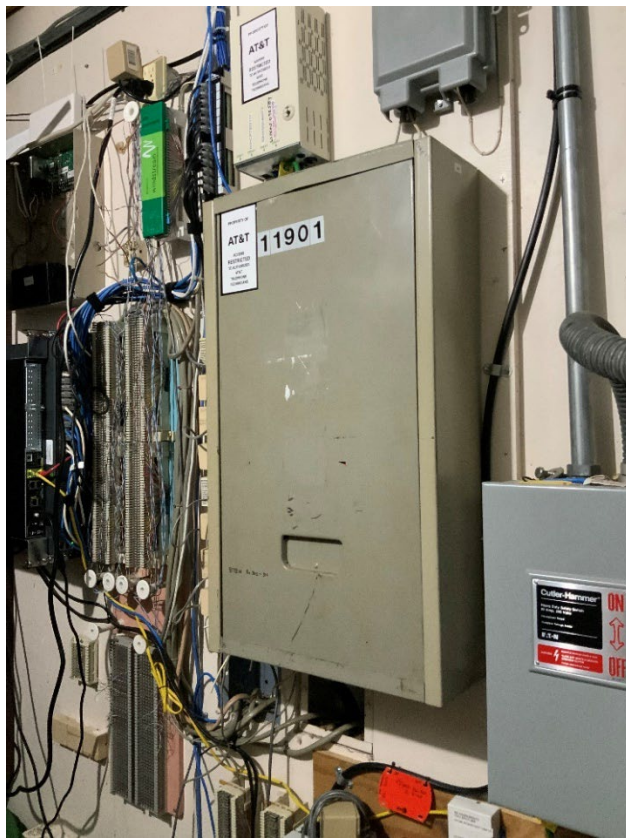


Photo 42: Existing telephone terminal board.

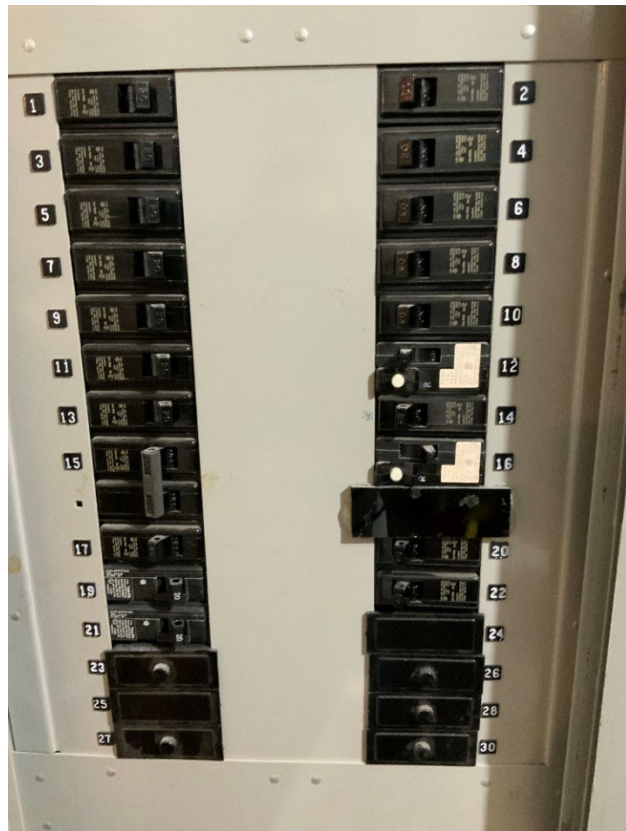


Photo 43: Existing 200A 240/120, 2P sub-panel.



Photo 44: Existing service disconnect.



Photo 45: Existing utility transformer and service disconnect.

## Renovation Options

During the on-site meeting, we discussed three options for possible rental of buildings to guide future renovation work.

Option 1: limited necessary renovations required for building to be used as rental space for conference center with meeting spaces or educational center.

Option 2: café-style limited-service restaurant (not full kitchen).

Option 3: full-service restaurant.

See following pages for additional details.

Cost Opinions provided are based on comparable projects and historical cost records. Due to current fluctuation of the bidding environment, these should be reevaluated at time of project design.

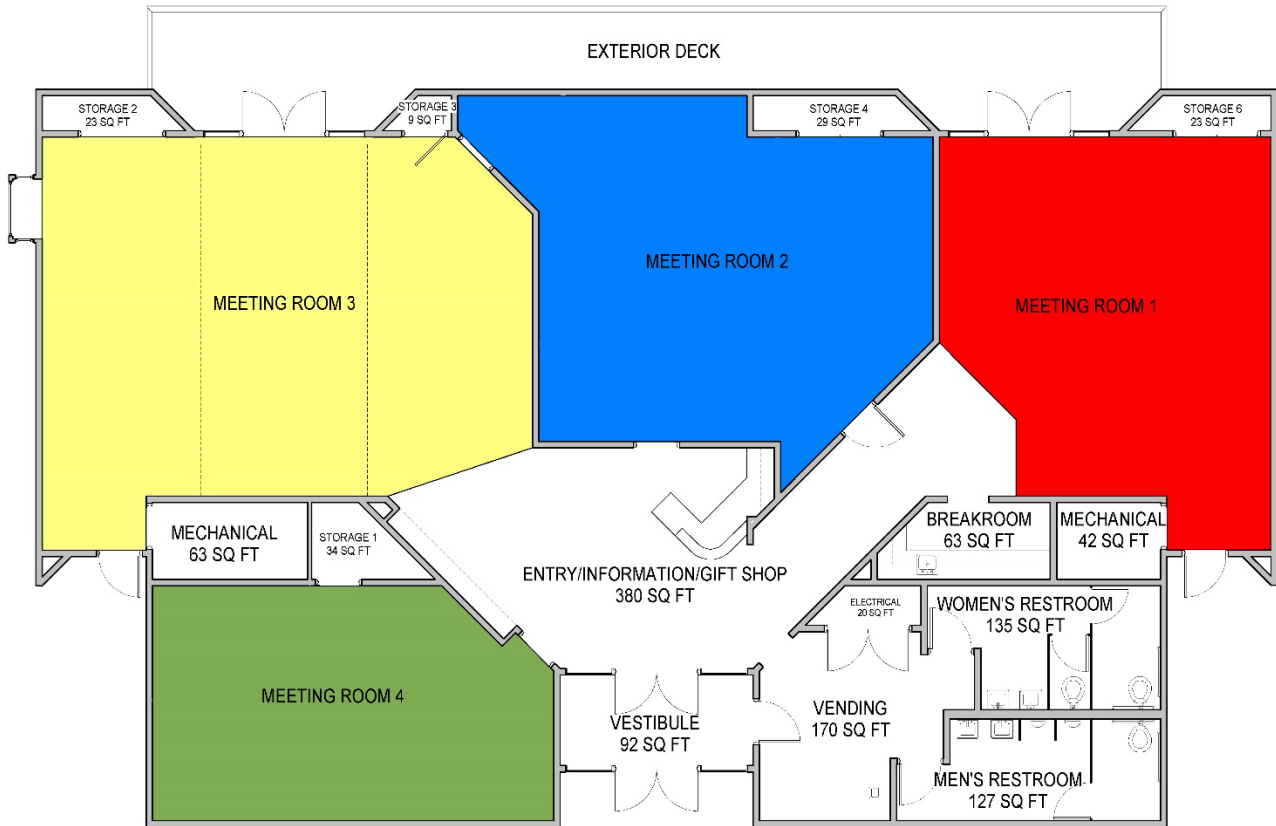
These cost opinions do not include furniture.

“Additional” items for each option may be applied to other options if desired.

All layouts included are not to scale and are concept diagrams only. Full design and detailing is not included.

### Option 1: Conference Center

Occupancy and plumbing fixture count would remain similar to existing. Up to 4 meeting rooms – existing meeting room, exhibit area, discovery room + office, and open office + offices at southwest corner. Breakroom could be converted to central catering (warming only) kitchen.



<b>Option 1 Recommended Renovations</b>		
Items	Budget	Notes
1. Repair of Water damaged structure	\$ 10,000.00	
2. Roof + fascia replacement at flat roof	\$ 5,500.00	Approximately 400 sq ft
3. Replacement + painting of exterior siding	\$ 25,000.00	Approximately 3,300 sq ft
4. Patch, repair, + paint foundation walls	\$ 8,000.00	Approximately 1,500 sq ft
5. Restroom renovation	\$ 28,000.00	
6. Limited Demo and New Walls	\$ 4,000.00	Approximately 1,200 sq ft
7. Ceiling at Meeting Room + Offices	\$ 9,000.00	Approximately 1,600 sq ft
8. Flooring where walls were changed	\$ 18,000.00	Approximately 1,200 sq ft
9. Interior Painting	\$ 25,000.00	Throughout building
10. Diesel generator	\$ 162,000.00	
11. Security System	\$ 8,000.00	
12. LED Lighting	\$ 31,000.00	
13. AV/IT	\$ 30,000.00	
14. Replace fire alarm system	\$ 15,000.00	
15. BAS	\$ 45,000.00	
16. Mechanical	\$ 10,000.00	Adjust ductwork for the new layout and replace air devices in renovated areas.
17. Warming Kitchen (Breakroom renovation)	\$ 16,000.00	Includes appliances
Subtotal	\$ 449,500.00	
GC Overhead – 10%	\$ 44,950.00	
GC Profit – 10%	\$ 44,950.00	
Contingency – 10%	\$ 44,950.00	
<b>Total</b>	<b>\$ 584,350.00</b>	<b>\$134/sq ft</b>

<b>Option 1 Additional Renovation Options</b>		
Items	Budget	Notes
Finish out north half of crawl space	\$ 72,000.00	Approximately 12'-6" wide; 1,000 sq ft. Includes excavation, new slab, new wall, painting, lighting, limited conditioning/HVAC, and exterior hose bib.
Deck repair/replacement (not expanded)	\$ 8,500.00	

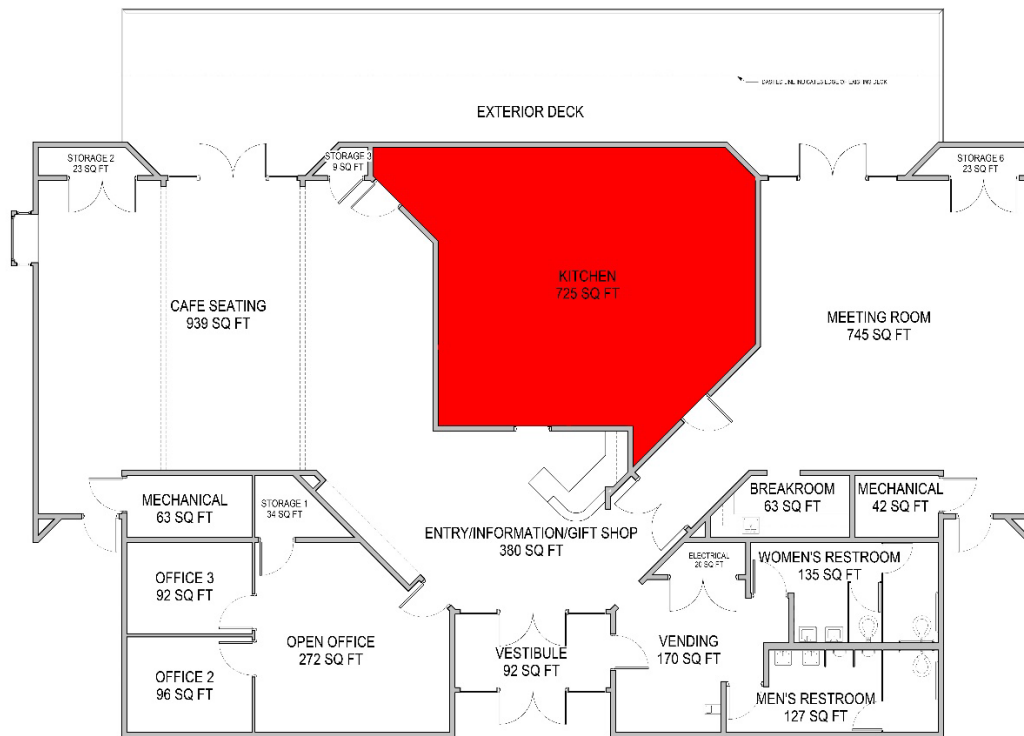
## Option 2: Limited-Service Cafe

Occupancy and plumbing fixture count would remain similar to existing. Limited-service kitchen and storage to be approximately 400-500 sq ft. Kitchen addition may be more economical if located above crawl space, not slab.

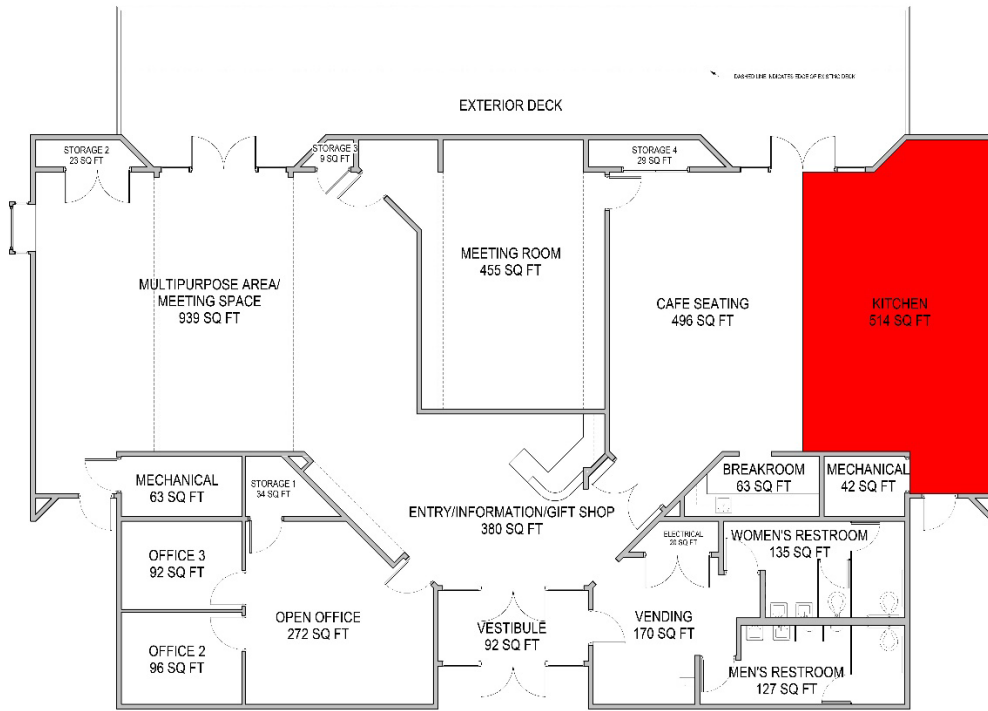
Limited-service menu would have to be considered/approved to avoid the need for grease trap.

Three diagrams for possible locations are shown below and on the following page; the area for the proposed kitchen is highlighted in red in each option. Other existing spaces have not been revised.

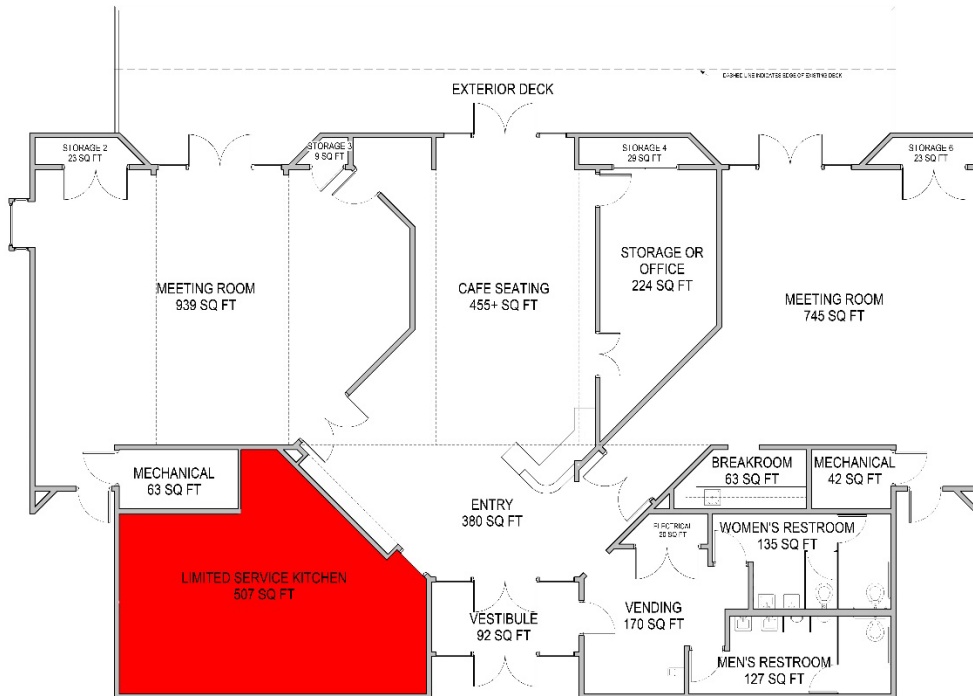
Cost Opinion for Option 2 includes updating finishes throughout the remaining spaces with limited revisions to walls/ceilings/spaces for unassigned use not related to café.



**Option 2 – Version A** shows kitchen centrally located, where current discovery room and offices are existing. Kitchen may be larger than needed for limited service but is shown taking advantage of existing walls. This option is located over the crawl space. Café Seating Area (previously exhibit space) could be divided to create seating area as well as an additional meeting room, or walls at kitchen/entry area could be revised to incorporate seating and exhibit space could become a multipurpose/meeting room.



**Option 2 - Version B** shows kitchen located where current meeting room is, allowing exhibit hall (which higher ceilings) to be used as multi-purpose/meeting space. This option is located over the crawl space.



**Option 2 – Version C** shows kitchen at southwest corner of building, allowing central space to be opened for seating area and view to overlook visible upon entering the building. This kitchen location is on slab foundation and would require trenching (increase in price vs options over crawl space)

<b>Option 2 Recommended Renovations</b>		
Items	Budget	Notes
1. Items 1-14 from Option 1	\$ 378,500.00	
2. 500 sq ft kitchen	\$ 45,000.00	
3. Kitchen equipment	\$ 30,000.00	
4. Electrical	\$ 110,000.00	Larger generator and new electrical service.
5. Mechanical	\$ 50,000.00	Adjust ductwork for the new layout, and replace air devices in renovated areas. Increase tonnage of 2 split systems and replace indoor/outdoor units to accommodate new layout and programming.
6. Plumbing	\$ 50,000.00	Route domestic cold water and sanitary sewer to the catering kitchen. Install sink and water lines for a few countertop kitchen appliances. Add an electric point-of-use water heater.
Subtotal	\$ 663,500.00	
GC Overhead – 10%	\$ 66,350.00	
GC Profit – 10%	\$ 66,350.00	
Contingency – 10%	\$ 66,350.00	
<b>Total</b>	<b>\$ 862,550.00</b>	<b>\$197/sq ft</b>

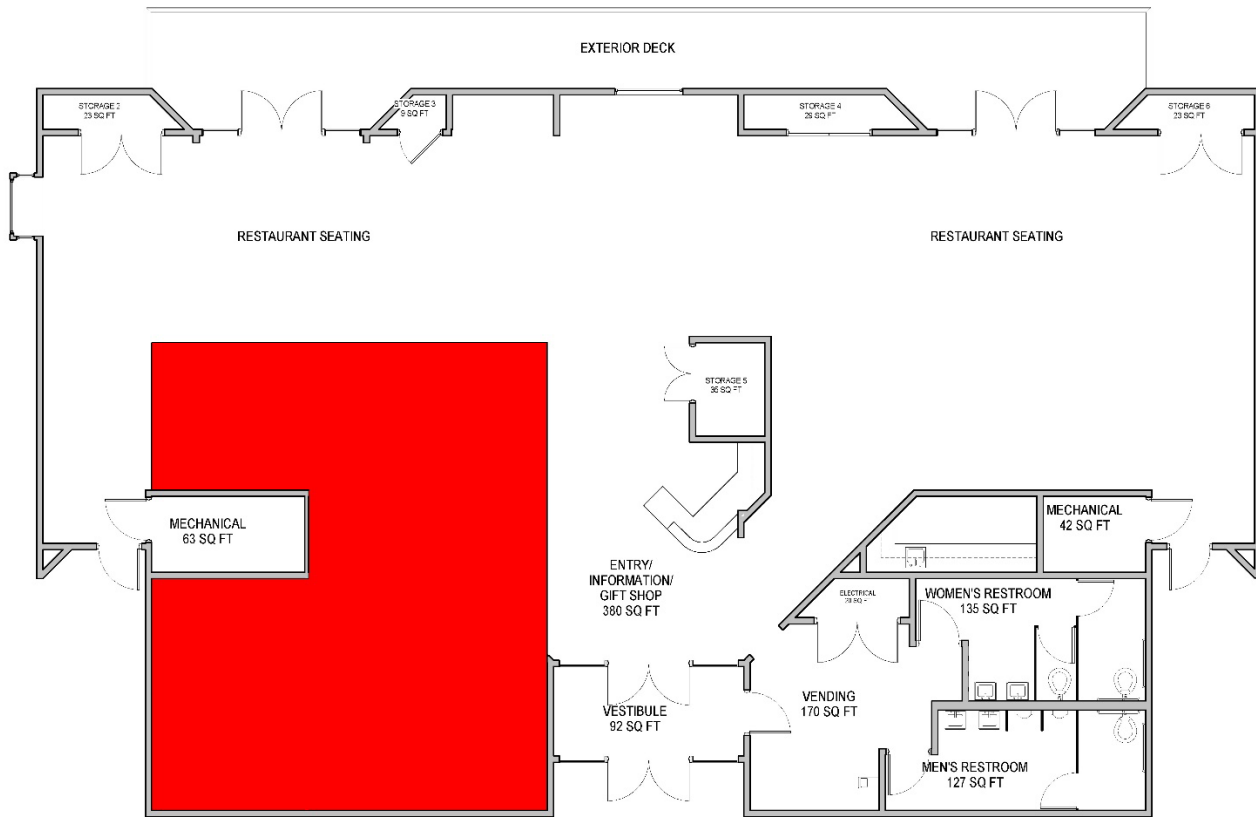
<b>Option 2 Additional Renovation Options</b>		
Items	Budget	Notes
BAS	\$ 45,000.00	
Deck Expansion (Wood Structure)	\$ 42,000.00	Includes replacing existing structure; expanding deck to be 12' deep; and new steel railing.
-or-		
Deck Expansion (Steel Structure w/ concrete slab)	\$ 60,000.00	Includes replacing existing structure; expanding deck to be 12' deep; and new steel railing.



### Option 3: Full-Service Restaurant

Occupancy and plumbing fixture count would remain similar to existing. Kitchen and storage for restaurant to be approximately 800-1,000 sq ft. Open remainder of building up for restaurant seating with views to the north and larger deck/outdoor seating. Full-service kitchen will require grease trap.

Diagram below shows a 1,000 sq ft space in red representing possible kitchen location and all other areas opened for restaurant seating.



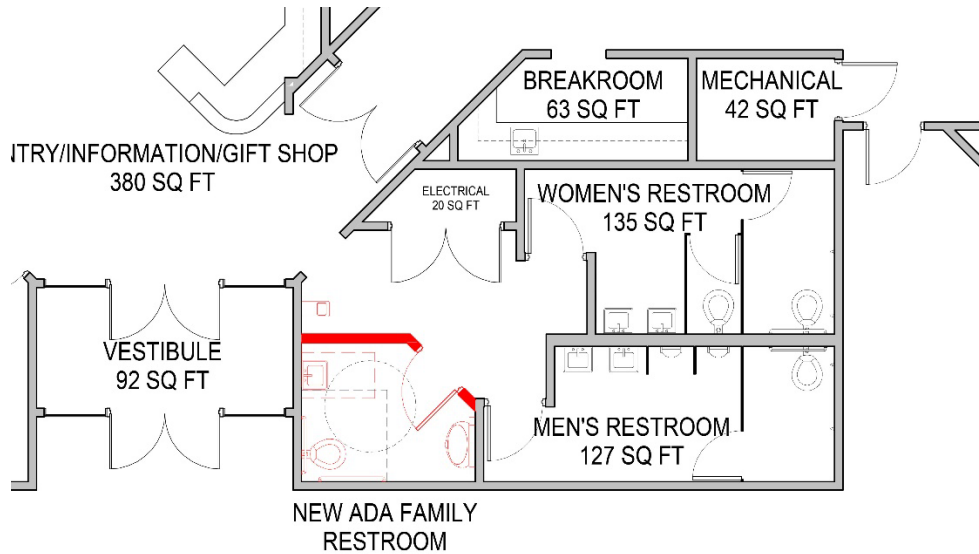
<b>Option 3 Recommended Renovations</b>		
Items	Budget	Notes
1. Items 1-5 + 9-14 from Option 1	\$ 347,500.00	
2. 1,000 sq ft kitchen	\$ 65,000.00	
3. Kitchen equipment	\$ 125,000.00	
4. Additional Demo for Seating Area	\$ 3,500.00	Approximately 1,900 sq ft
5. New Finishes throughout Seating Area	\$ 34,300.00	Excludes paint, which is included in line 1
6. Electrical	\$ 229,000.00	Larger generator and new electrical service.
7. Plumbing	\$ 100,000.00	Adding Grease Trap, lift Station
8. Mechanical	\$ 107,000.00	Adding MAU, Kitchen hood, exhaust fan, Adjust ductwork for the new layout, and replace air devices in renovated areas. Increase tonnage of 2 split systems and replace indoor/outdoor units to accommodate new layout and programming.
Subtotal	\$1,011,300.00	
GC Overhead – 10%	\$ 101,130.00	
GC Profit – 10%	\$ 101,130.00	
Contingency – 10%	\$ 101,130.00	
<b>Total</b>	<b>\$1,314,690.00</b>	<b>\$302/sq ft</b>

<b>Option 3 Additional Renovation Options</b>		
Items	Budget	Notes
BAS	\$ 45,000.00	
See Additional Options from Option 2 for Deck Expansion Costs – recommended for outdoor seating		
Canopy Structure above half of deck for outdoor dining	\$ 36,000.00	

\*\*Note: If gas is needed for the kitchen design option, a propane tank and lines would need to be added. This is not accounted for in the budget.

## Revision for Family Restroom

This additional ADA Family restroom layout could be added to any of the options above. The current drinking fountain will be relocated. Area is on slab foundation and would require trenching.



ADA Family Restroom		
Items	Budget	Notes
1. Limited Demo and New Walls	\$ 1,000.00	Approximately 170 sq ft \$3.33
2. New Ceiling	\$ 1,000.00	Approximately 170 sq ft \$5.625
3. New Flooring	\$ 2,550.00	Approximately 170 sq ft \$15
4. Interior Painting	\$ 500.00	
5. Mechanical, Electrical, Plumbing	\$ 25,000.00	Includes trenching
Subtotal	\$ 30,050.00	
GC Overhead – 10%	\$ 3,005.00	
GC Profit – 10%	\$ 3,005.00	
Contingency – 10%	\$ 3,005.00	
<b>Total</b>	<b>\$ 39,065.00</b>	<b>\$230/sq ft</b>

Comments from Parks:

1. Add the date to the Report for future reference of when it was completed. **Noted on cover sheet; will add to header/footer. (included in revisions 10/12/2023)**
2. Is the electric to the building sufficient to cover these changes?  
**Electrical is basically maxed out (we also discussed that Entergy is replacing lines, but not sure if these are upgraded or just replaced). Electrical is not sufficient to cover additional load from any kitchen equipment.**
3. There was a question on when the septic system was installed or updated. Do you know that detail?  
**We have no information on the current septic system.**
4. Would we need to expand the septic and add a grease trap? **Since the project is on a septic system, there is no jurisdiction that requires a grease trap (it is typically a requirement of the city sewer). However, if full commercial kitchen is installed, best practice would be to install a grease trap; this could be sized appropriately (most jurisdictions require oversized grease traps)**
5. Will we need to update the ADA entry and ADA parking for this project? **Appears to meet ADA but will need to verify on site.**
6. Include costs of vent-a-hood. **This is only needed if a full commercial kitchen is installed and is included in the mechanical line item for option 3.**
7. Can walls can be removed without structural concerns? **From the existing drawings, it appears that most interior walls could be removed without structural concern. The glulam beams have a single slope from back exterior wall up to wall approximately where the crawl space begins which would have structural implications if removed or modified.**
8. Is new HVAC due to opening up? **The mechanical line item in option 1 includes mechanical changes for opening the spaces; the HVAC would change in option 2 and 3 due to increased loads.**
9. Park management feels that Option 1 would be the best option and less labor intensive on the staff's part.
10. Andrew felt that with the Option 2 (p. 29) red area on the far right (where the current meeting room is located), might be a better location for a catering kitchen for plumbing access under the floor. However, on the attached marked-up sheet, we were thinking the center area might be a better location if plumbing would still work for that location as shown on the attached marked-up sheet. **We can provide a diagram that shows this option. (included in revisions 10/12/2023)**
11. Another possibility with Option 2 would be to increase the size of the kitchen on the far right side (where the current meeting room is located), and let the rest of the space be open to use how it is needed (seating/tables meeting room) which could possibly break into two meeting rooms. Then the back wall could be a wall of windows for people to see the view as they entered the center. The park staff had said that a lot of people just come to the old visitor center to see the view, and many have some sort of disabilities and can't go up to the view deck adjacent to the visitor center. It would also

make for a nice backdrop for a wedding in the center area of the building. We can provide a diagram that shows this option also. (included in revisions 10/12/2023)

12. We could leave the two offices in their current location (Supt & Asst Supt) and use the other open space for changing rooms for wedding guests using the facility. Perhaps the Family restroom could go into the restroom area where the current vending machine is located, and plumbing is nearby. Noted; will update pricing to include additional restroom and revisions. (included in revisions 10/12/2023)
13. We would like to expand the back deck to twice the width and would consider some roof overhang to protect visitors from rain. Option 2 lists two options for expanding the deck to approximately twice the current width. Option 3 lists an additional structure for covering a portion of the deck. These items have been listed separately so that they could be added to any of the pricing options.

On the conference call, we also discussed the need for repair of water damaged structure at exterior back wall/deck to take place as soon as possible. See photo 32 on page 19.

We also discussed the water line – which has partially been replaced in 2020/2021. If need to water line to be completely replaced from road to building, specify HDPE.