

NEW CITY CENTER FOR JONESBORO



TENANT:
MUNICIPAL OFFICES
POLICE DEPARTMENT

ARCHITECT:
TSW ARCHITECTS

GENERAL CONTRACTOR:
HOGAN CONSTRUCTION

FUNDING:
URA BONDS
SPLOST FUNDS
CDBG FUNDS
LOW INTEREST SUBORDINATED DEBT
RURAL ZONE TAX CREDITS

A PARTNERSHIP IN NEW CONSTRUCTION & PUBLIC SPACE REDEVELOPMENT FOR OVERALL COMMUNITY SUCCESS

In March 2021, the City of Jonesboro and its Urban Redevelopment Agency retained Public-Private Partnership Project Management (4PM), for a second time, as their strategic consultant to execute a \$14M complex project build. This particular new 8,000 sq. ft. collaboration consists of a municipal building, comprised of a city hall, court house, police department, probation offices and an all-purpose community room. This ground-up project provides the City of Jonesboro with an innovative and streamlined concept for municipal services housing. As part of an overall downtown redevelopment strategy, the City Center is one of several primary focal points in the community's long term goals along with adjoining properties. The property and building are significantly wrapping up finishing details for an Open House scheduled in October of 2022.

For their initial project together in October 2019, the City partnered with 4PM on a \$9M streetscape update, public park and the conversion of a dormant fire station to a commercial restaurant. The project was completed \$300,000 under budget in April 2021. After just several months of initial work, pandemic restrictions prompted 4PM to rapidly adopt new methods in order to meet project milestones with the City, TSW Architects and Hogan Construction. Amidst the continuing hum of construction, the interdisciplinary project team transitioned periodic site visits and conference calls to a virtual platform. Hogan provided timely and updated photos, along with drone footage, to the project team, which kept unnecessary administration site visits to a minimum. These impressive examples of service management strengthened the City's on-going relationship with 4PM for the build of the City Center.

4PM's client portfolio ranges from adaptive reuse, historic rehabilitation to new construction of public and private buildings. We help communities identify their public and private development opportunities and build a team of professionals capable of making your projects a reality.

Does your community have a project management need? Partner with 4PM and [get in touch with us today.](#)

