From: Peter Looper
To: Ronald V. Lunsford
Subject: RE: Asheville Primary School Proposal
Date: Monday, November 8, 2021 3:58:05 PM

Ronnie,

That works well. Peter Alberice and I will both give you a call tomorrow at 1 PM. I may include the Mechanical Engineer as well.

We will be in touch.

Thank you,

Peter Looper, AIA
PROJECT ARCHITECT

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Asheville, NC 28801
www.mhaworks.com

From: Ronald V. Lunsford <Ronald.Lunsford@buncombecounty.org>
Sent: Monday, November 8, 2021 1:56 PM
To: Peter Looper <plooper@mhaworks.com>
Subject: RE: Asheville Primary School Proposal

Hey Peter,

I have time tomorrow at 1:00 if that works for you.

Ronnie Lunsford, PEM
General Services Department
Facilities/Project Manager
p. (828) 250-4235 c. (828) 775-0853
40 McCormick Pl., - Asheville, NC 28801

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From: Peter Looper <plooper@mhaworks.com>
Sent: Friday, November 5, 2021 5:26 PM
To: Ronald V. Lunsford <Ronald.Lunsford@buncombecounty.org>
Subject: Asheville Primary School Proposal

Ronnie,

I am still working through our proposal for services for Asheville Primary School. It has become apparent that an initial assessment needs to be performed before an accurate scope of work can be developed. This should include a team to study the Structure, Building Envelope, Building Systems, Interior Elements, Accessibility and other Built-in items like cabinetry. If the existing environmental reports are not complete they should also be updated.

The 2019-20 Capital Fund list provided a solid list of to-do items however I found that it missed other important items. Without a more accurate look at the building envelop, systems and interior elements, we run the risk of missing items that should be addressed now or, at least, identified for future phases.

A good example, pertaining to the scope of work, is the frequent exterior wall cracks that occur out from many exterior building corners. Investigation needs to take place to better understand the extent of the issue and to be sure damage does not extend into the structure beyond the veneer. The the badly cracked elevated walk, at the South end of the West Elevation, is another example. If we approach the situation as something to repair, core samples of the slab will need to be made and analyzed to determine the extent of damage. An alternative approach would be to demolish the slab and build back new which has the advantage of correcting slope and the associated water issues.

I would like to discuss the recommended assessment next week if you can be available. Please let me know. I am open, at this point, Tuesday, Wednesday and Thursday. If any of these days work, let me know a time that works for you.

Thanks and have a great weekend.

Peter Looper, AIA
PROJECT ARCHITECT

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