From: Peter Looper
To: Ronald V. Lunsford; Kristy Coats
Cc: Tim Holcombe
Subject: RE: Asheville Primary School
Date: Friday, October 29, 2021 12:23:12 PM

Costs have escalated so much in the last two years. I will go with 18% added construction cost with an 8% design fee for the sake of our updated breakdown.

I am still pulling fee proposals together from our consultants and breaking down priority work into phases. I should have a draft we can discuss next week.

I hope you all have a nice weekend.

Sincerely,

Peter Looper, AIA
PROJECT ARCHITECT

MHAworks
PLANNING ARCHITECTURE INTERIORS

P 828.251.5550 x104
C 828.216.9753

12 S. Lexington Avenue, Suite 100
Asheville, NC 28801
www.mhaworks.com

From: Ronald V. Lunsford <Ronald.Lunsford@buncombecounty.org>
Sent: Friday, October 29, 2021 10:11 AM
To: Kristy Coats <kristy.coats@acsgmail.net>; Peter Looper <plooper@mhaworks.com>
Cc: Tim Holcombe <tim.holcombe@acsgmail.net>
Subject: RE: Asheville Primary School

Hey Folks,

I typically use 6% per year as a pretty good number for escalation, so Kristy is correct and that would have been 18% since the initial numbers are about 3 years old. I think the reason for the higher numbers may be design costs. I usually look for design to come in around 8% of the actual construction costs, so that would yield around a 26% increase. Hope this makes sense. Thanks!

Ronnie Lunsford, PEM

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

Respect. Honesty. Integrity. Collaboration. Equity.

From: Kristy Coats <kristy.coats@acsgmail.net>
Sent: Friday, October 29, 2021 9:48 AM
To: Peter Looper <plooper@mhaworks.com>
Cc: Ronald V. Lunsford <Ronald.Lunsford@buncombecounty.org>; Tim Holcombe <tim.holcombe@acsgmail.net>
Subject: Re: Asheville Primary School

I was thinking it was an 18% escalation. I am copying Ronnie here to get his thoughts.

Kristy

On Thu, Oct 28, 2021 at 5:06 PM Peter Looper <plooper@mhaworks.com> wrote:

> Kristy,
>
> I'm not sure who the best contact would be for these questions.
>
> I am updating the estimated work categories listed in the 2019-20 Capital Fund. Several work items list Unit prices provided by the ACS. Can you please verify an updated Unit price? The numbers should have increased fairly significantly. I am showing an updated number that includes a 25% increase but it may be better to be more conservative. If I should be contacting Ronnie Lunsford about this let me know.
>
> Please update or verify the following:
>
> Classroom upgrades to include new casework, IT and MEP $750,0000.00 (Provided by ACS Maintenance) Updated budget number $937,500.00 *
> Electrical Service and Lighting Upgrades $250,000.00 (Provided by ACS Maintenance) Updated budget number $312,500.00 *
> Remove fuel oil tank in crawl space and install new positive ventilation. Provide allowance for asbestos abatement
> $75,000.00 (Provided by ACS Maintenance) Updated budget number $93,750.00*
> *25% increase added to 2019-20 construction cost I believe this is a conservative increase but please review and advise

Please let me know about this.

Thank you,

Peter Looper, AIA
PROJECT ARCHITECT

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Kristy Coats
Facilities Liaison to the Superintendent
85 Mountain Street
Asheville, NC 28802
Office: 828-350-6118

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