



Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 1635 Washington St to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: Number of Pages: 14pgs (3 lead scope, 3 write-up, 1 floor plan, 7 COA)

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: *Minimum Start Date -*

Completion Deadline:

Please Print and Sign:

Company Name/Firm: Jasper Environmental Services, Inc

Authorized Representative Name: Thaddeus Kuzniar

Signature: Date:
August 31, 2023

Scope of Work for Lead Hazard Control

Address: 1635 Washington

Date: 7/14/2023

All work described must be performed by a North Carolina state certified lead firm and a state lead permit is required. All work must comply with all applicable federal, state, and local regulations. Provide a separate price for each line item and add the total of line items at the end of the scope. Transfer the lead scope total to the lead control line item in the main scope of work.

Lead Hazard (from LIRA)	Method of Control and Scope of Work	Number	Unit Cost	Line Item Cost
<p>All Contractors Project Requirements</p>	<p>The contractor is responsible for all project requirements, including but not limited to:</p> <p>Obtaining all permits required. Said permits shall include all items in this scope of work.</p> <p>Provide temporary toilet facilities from job start until the completion of work.</p> <p>Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.</p> <p>Contractor may haul debris away daily using dump trailers or trucks.</p> <p>THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS SET BY HDC AND FOLLOW THE (COA) CERTIFICATE OF APPROPRIATENESS</p> <p>See attached documents</p>			

<p>Side A Through Side D- light Brownwood facias, soffits, crown moldings and trim boards</p>	<p>1. Scrape loose paint and re-paint facia Remove and discard gutters. Reinstall all new gutter</p> <p>2. Replace all deteriorated wood per COA specifications</p>			
<p>Door A1 (to room 1)- light brown and Brown wood door, casings, headers, jambs, stops and lintels, black wood threshold and light brown viewing window frame</p>	<p>1. Replace door with COA approved 6 panel wood door. Install Door to operate smoothly within existing frame. Scrape and paint all existing exterior wood door assembly components and paint door and frame components. Paint door and frame components to owner’s choice of color. Install a lever handle entry set with single keyed deadbolt, keyed alike</p>			

<p>Door (B1 to room 3) brown wood screen door, main door casings, header, jambs, stops and thresholds and light brown lintels</p>	<p>1. Replace door with COA approved 6 panel wood door. Install Door to operate smoothly within existing frame. Scrape and paint all existing exterior wood door assembly components and paint door and frame components. Paint door and frame component to owner's choice of color. Install a lever handle entry set with single keyed deadbolt, keyed alike</p> <p>2. Install new wooden screen door painted to match existing</p>			
<p>Door D1 (to room 6) brown wood door casings, header, jambs and stops</p>	<p>Remove existing door assembly and dispose of properly. Install a COA approved prehung six panel wood door. Prime and paint door frame to match the existing color. Install a lever handle entry set and single cylinder deadbolt, keyed alike</p>			
<p>Throughout -Lead dust Hazards on floor</p>	<p>Complete specialized cleaning of floors throughout house.</p>			

Total Bid for Lead Scope \$___

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address:	1635 Washington Ave Charlotte, NC 28216	Owner:	Alan King
Structure Type:	Single Unit	Owner Phone:	(704) 449-7208
Square Feet:	4014	Program(s):	Tested- HAS LEAD LeadSafe 2019 Healthy Homes LBP 2019
Year Built:	1969		
Property Value:	216100		
Tax Parcel:	07840507		
Census Tract:			
Property Zone:			

Repairs

Description

Floor

Room

Exterior

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost} \quad 19,000$$

Tear Off & reroof Shingles

roof

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost} \quad 9,000$$

Work Specification

Secure Wrought Iron Railing

side A railing& side B railing

REPAIR RAILING ATTACHMENT POINTS TO FIRMLY SECURE RAILING TO HOUSE , PORCH AND STAIRS

HEALTHY HOME

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \frac{850}{\text{Total Cost}}$$

Handrail Install

main interior step

Install handrail for interior stairs on one side of the stairwell to Code.

HEALTHY HOME

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \frac{500}{\text{Total Cost}}$$

basement steps

basement

Rebuild basement steps to code with hand rail

HOMEOWNER OPTION TO PAINT OR STAIN

HEALTHY HOME

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \frac{2,500}{\text{Total Cost}}$$

SMOKE AND CARBON MONOXIDE DETECTORS

bedroom

Install UL approved ceiling mounted smoke and heat detectors permanently hard wired into outlet boxes with battery backups in all bedrooms and outside of all sleeping areas.

Detector in the hall way shall be a combination CO/smoke detector.

All detectors shall be interconnected so that when any one detector goes off, all other detectors also go off.

Installation shall comply with all requirements of the Electrical Code.

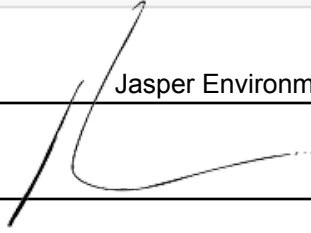
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \frac{1,800}{\text{Total Cost}}$$

Work Specification

Certification

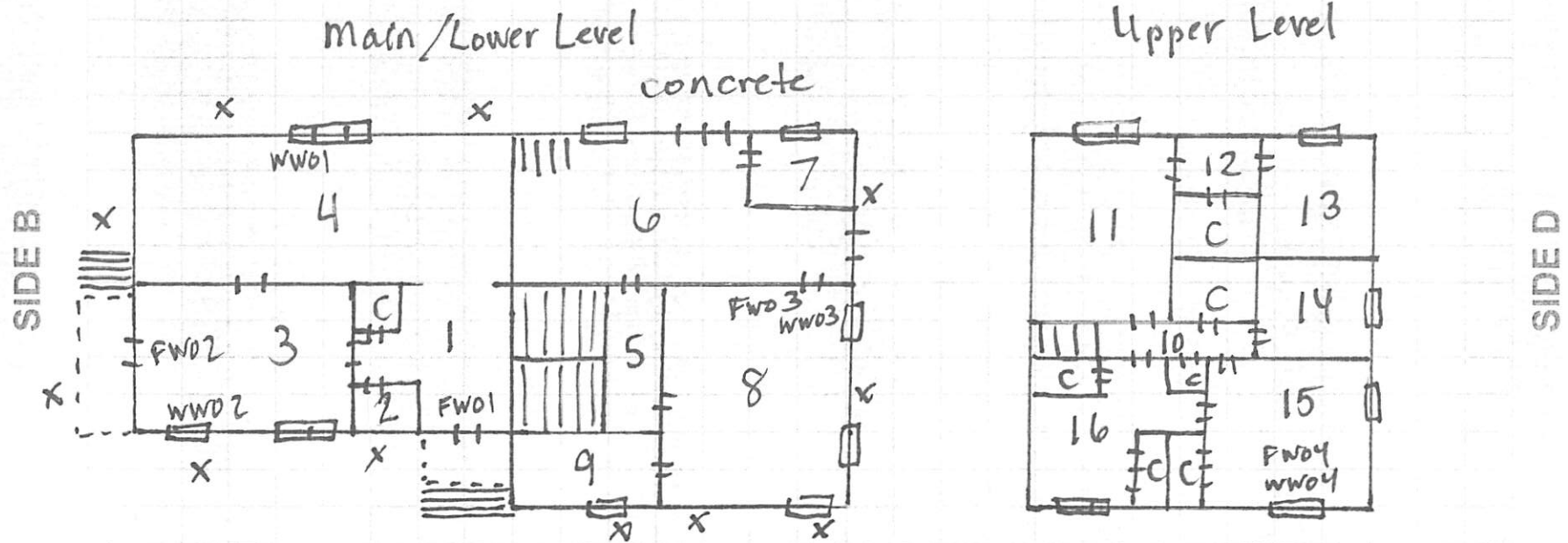
Contractor Name: Jasper Environmental Services, Inc

Total Cost: 33,650

Signature:  _____

Date: August 31, 2023

SIDE C



Legend

-  = Window
-  = Door
-  = Soil Sample Location

SIDE A

NOT TO SCALE



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM-2023-00431

DATE: 20 June 2023

ADDRESS OF PROPERTY: 1635 Washington Av

TAX PARCEL NUMBER: 07840507

HISTORIC DISTRICT: McCrorey Heights

OWNER(S): Alan F King

DETAILS OF APPROVED PROJECT: Repair and Maintenance. All repairs will be of the same [original and traditional] material, dimensions, scale, and directional orientation as existing. Every effort will be made to repair and reuse existing materials using traditional methods, such as tooth-in repairs. Repairs Include: Replace all non-original doors with new wood doors. Non-original front door will be replaced with new 6-panel door with or without light option. Repair/replace rotten wood fascia, soffit, and trim around the structure with all wood to match existing. Scrap and paint all woodwork. Install new factory-clad seamless aluminum gutters. The new gutters and downspouts will be placed on the side and rear elevations to be as unobtrusive as possible. Replace roof shingles with architectural shingles. No large canopy trees will be removed. **This COA does not approve any changes to items not listed, including but not limited to painting of unpainted masonry, nor the addition of any unapproved materials. Any additional changes must seek approval.** See attached exhibits.

1. Applicable Policy & Design Standards and Approval Authority – Projects Eligible for Administrative Approval, page 2.6.
2. The material and design meet the applicable Policy and Design Standards.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Standards.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chair

Staff