

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

INTERLOCAL AGREEMENT FOR
LAW ENFORCEMENT DISPATCH SERVICES

This Interlocal Agreement (this “**Agreement**”) is made and entered into as of the date of the last signature affixed hereto, by and between the City of Asheboro (“**CITY**”) and Randolph County (“**COUNTY**”). (CITY and COUNTY are hereinafter collectively referred to as the “**Parties.**”)

WITNESSETH:

THAT WHEREAS, CITY desires to enter into a contract with COUNTY for it to provide law enforcement dispatch services for the CITY’s police department.

WHEREAS, COUNTY desires to provide CITY with law enforcement dispatch services on the terms and conditions provided herein.

NOW, THEREFORE, the Parties do agree and contract as follows:

ARTICLE 1. TERM OF AGREEMENT

1.1 Term of Agreement. The term of this Agreement is for one (1) year beginning on July 1, 2023 and terminating on June 30, 2024.

ARTICLE 2. INDEPENDENT CONTRACTOR STATUS AND SERVICES TO BE PROVIDED BY THE RANDOLPH COUNTY

2.1 Independent Contractor Status. At all times when COUNTY and its personnel are rendering services pursuant to this Agreement they shall have the status of independent contractors with respect to CITY. The personnel provided for herein shall at all times be employees of COUNTY and not be employees of CITY. COUNTY shall be solely responsible for the supervision, control, and discipline of its personnel and for the direction of their work activities and assignments. COUNTY shall be solely responsible for the compensation of the personnel including all employee benefits. COUNTY shall be solely responsible for any injury to its personnel and their property.

2.2 Training, Equipping, Supervising, Credentialing. COUNTY is responsible for training, equipping, supervising, and credentialing the personnel provided for herein in a manner that complies with all applicable laws and rules and ensures that they are able to perform services under this Agreement.

2.3 Services to be Provided by COUNTY. COUNTY shall provide law enforcement dispatch services for CITY as provided in Attachment A, Scope of Services, attached to this Agreement and fully incorporated herein by reference.

ARTICLE 3. OBLIGATIONS OF CITY

3.1 Compensation. CITY shall pay COUNTY wages and associated benefits for four (4) full-time telecommunicator positions as provided in paragraph (a) below.

- (a) CITY shall remit to COUNTY monthly the sum of Twenty-Two Thousand One Hundred Thirty-Three and 67/100 Dollars (\$22,133.67) for services rendered pursuant to this Agreement.
- (b) In no event shall the amount remitted by the CITY under this Agreement be more than Two Hundred Sixty-Five Thousand Six Hundred and Four and no/100 Dollars (\$265,604).

ARTICLE 4. GENERAL PROVISIONS

4.1 Time of Essence. Time is of the essence in performing all obligations under this Agreement.

4.2 Compliance with Laws: COUNTY shall comply with all laws, ordinances, codes, rules, regulations, and licensing requirements that are applicable to the conduct of its activities, including those of federal, state, and local agencies having jurisdiction or authority.

4.3 Subcontracting. COUNTY shall not subcontract the performance of its obligations.

4.4 Termination. Either Party may terminate this Agreement at any time by giving one hundred twenty (120) days' notice in writing to the other Party. Upon such termination, CITY shall pay COUNTY for unpaid services completed.

4.5 Assignment. COUNTY shall not assign this Agreement or any interest herein.

4.6 Amendments: This Agreement shall not be amended orally or by performance, but only by written amendments executed by the COUNTY and CITY.

4.7 Entire Agreement: This Agreement, including any exhibits hereto, is the entire agreement between the Parties and supersedes all prior oral or written communications and agreements.

4.8 Survival Clause. The following shall survive the termination or expiration this Agreement: (a) all obligations and liabilities that accrue under this Agreement before the termination or expiration of this Agreement, (b) all obligations under this Agreement to provide reports, documentation, or information to the other Party or to third parties, (c) all indemnity obligations imposed by this Agreement, (d) all provisions of this Agreement that impose an

obligation after termination or expiration of this Agreement, and (e) all obligations under this Agreement which by their nature or context are intended to be performed after the termination or expiration of this Agreement.

4.9 Iran Divestment. Pursuant to N.C. Gen. Stat. §147-86.59, the Parties each certify that it is not identified on a list created by the North Carolina State Treasurer pursuant to N.C. Gen. Stat. §147-86.58 as a person engaging in investment activities in Iran. Contractor further certifies that in the performance of this Contract it shall not use any contractor or subcontractor that is identified on such a list.

4.10 E-Verify. Each party to this Agreement hereby attests that it currently complies with and shall continue to comply with, for the duration of this Agreement, Article 2 of Chapter 64 of the North Carolina General Statutes (commonly referred to as “E-Verify”) and further attests that it ensures and continues to ensure that any subcontractors utilized by said party also comply with said Article.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, CITY and COUNTY have each executed this Agreement in duplicate originals.

COUNTY OF RANDOLPH

(SEAL)

Attest:

By: _____
Darrell L. Frye, Chairman
Randolph County Board of
Commissioners

Dana Crisco, Clerk to the Board

I, _____, a Notary Public of the County of Randolph, State of North Carolina, do hereby certify that Dana Crisco, who is personally known to me, appeared before me this day and acknowledged that she is the Clerk to the Board for the County of Randolph and that, by authority duly given and as the act of the County of Randolph, the foregoing instrument was voluntarily executed on behalf of the County by Darrell L. Frye, the Chairman of its Board of Commissioners, sealed with the County’s corporate seal, and attested by her as Clerk to the Board for the purposes stated therein.

Witness my hand and official stamp or seal, this _____ day of _____, 2023.

Notary Public

My Commission expires: _____.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

William Massie, Finance Officer
Randolph County

CITY OF ASHEBORO

(SEAL)

Attest:

By: _____
David H. Smith, Mayor
City of Asheboro

Holly H. Doerr, City Clerk

I, _____, a Notary Public of the County of Randolph, State of North Carolina, do hereby certify that Holly H. Doerr, who is personally known to me, appeared before me this day and acknowledged that she is the City Clerk for the City of Asheboro and that, by authority duly given and as the act of the City of Asheboro, the foregoing instrument was voluntarily executed on behalf of the City by David H. Smith, the Mayor, sealed with the City's seal, and attested by her as Clerk for the purposes stated therein.

Witness my hand and official stamp or seal, this _____ day of _____, 2023.

Notary Public

My Commission expires: _____.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Deborah P. Reaves, Finance Officer
City of Asheboro

ATTACHMENT A SCOPE OF SERVICES

1. Answer incoming non-emergency seven-digit telephone line calls for the cities and towns – assisting callers with related questions or issues.
2. Provide safety checks for the officers via radio while on calls, traffic stops, follow-up investigations, etc...
3. Provide cross-communication functions with other public-safety agencies and coordinate appropriate actions to assist the field officers.
4. Contact the Magistrate or other (outside) public-safety officers to assist with related calls or needs within the CITY.
5. Arrange locations for officers to meet other outside officers regarding warrant, suspect, or detainee transactions.
6. Provide cross-communication and coordination with outside agencies and provide constant radio contact with all agencies involved during a vehicle or foot pursuit as it enters or exits the CITY limits.
7. Call utility services, business/property owners, alarm companies, etc... as needed and/or requested by field officers.
8. Call wrecker services and maintain wrecker rotation log for the CITY-approved wrecker services.
9. Radio log all movements and actions of all officers to include traffic stops, business/property checks, meal breaks, funeral processions, school traffic, suspicious person or vehicle checks (officer initiated), etc...
10. Provide requested services for any officer initiated actions not involving a call entry.
11. Division of Criminal Information services provided 24/7:
 - Local, state, national and international wanted checks, to include (NCAWARE, NCIC & III)
 - Communicating with other agencies to arrange pick-up, delivery, or to serve an individual who is wanted and to arrange extradition
 - Provide entries for:
 - Missing/wanted persons
 - Endangered or runaway
 - Stolen vehicles, securities, articles or items
 - Sending attempt to locate messages to other public-safety agencies around the state or nation.
 - Provide clears for:
 - Missing/wanted persons
 - Stolen vehicles, securities, articles, or items
 - Conducting hit confirmations and locate services
 - Entering and/or clearing Silver, Blue and Amber Alerts.
 - Inquiries for valid / invalid concealed carry notifications.
 - Inquiries for driver history / vehicle owner history & identification
 - Inquiries for guns and other registered weapons
 - Accurately maintain the dispatch DCI audit of records for all transactions under the appropriate DCI terminal.
 - Provide officer with appropriate print-outs of driving histories, vehicles histories, criminal histories and the like.

12. Allow citizens to use the 9-1-1 system to report and for a Telecommunicator to provide answering services for animal control, water/sewer, street department, or traffic signal malfunctions (owned by the CITY), or other CITY-specific services after-hours, on weekends and holidays.
13. Contact on-call detectives, alert team, fleet maintenance, and traffic officers after-hours.
14. Maintain audio recordings of all radio traffic on the two primary radio channels for court and public documentation purposes.
15. Provide one additional Telecommunicator during driver check-points.

ORDINANCE NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

Ordinance to Amend the Code of Asheboro to Reflect Certain Fee/Rate Changes Noted within the City of Asheboro Budget Ordinance for Fiscal Year 2023 – 2024

WHEREAS, Chapter 51 of the Code of Asheboro prescribes general regulations pertaining to the collection of solid waste, recyclables, and other operations conducted by the city’s environmental services department; and

WHEREAS, during a special meeting on June 26, 2023, the Asheboro City Council adopted the City of Asheboro Budget Ordinance for Fiscal Year 2023-2024; and

WHEREAS, during the above-referenced special meeting, the Asheboro City Council also decided to amend the Code of Asheboro to enact certain fee/rate changes reflected within the budget ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro as follows:

Section 1. Section 51.22 of the Code of Asheboro, which pertains to the placing of materials for special collection, is hereby rewritten to provide as follows:

§ 51.22 PLACING OF MATERIALS FOR SPECIAL COLLECTION

(A) The City Environmental Services Department (formerly known as the Sanitation Department and referred to as the “Department” throughout the remainder of this section), by means of knuckle boom trucks, will collect yard waste and construction and demolition material/building material waste in accordance with the provisions of this division.

(1) As used within this section, the term YARD WASTE shall be deemed to consist of grass trimmings, brush, scrub vegetation, tree limbs, and other similar organic material not otherwise addressed by this chapter. Due to the fact that all yard waste will be collected with a knuckle boom truck, no such waste shall be placed for collection in a container or in any other manner that is contrary to the provisions of this division. The first two scoops of yard waste collected during a 24-hour period from a parcel of land shall be collected at no charge to the occupant(s) or owner(s) of the property. If the entirety of the yard waste deposited for

collection on a parcel of land cannot be collected in two scoops within the normal operating parameters of the knuckle boom truck, a fee shall be charged to the occupant(s) or owner(s) of the parcel of land in the amount of ~~\$12~~ \$15 for each additional scoop of yard waste that is collected. The Department shall utilize a route type system to collect yard waste and shall not be obligated to respond within any specified time frame to a call for service.

- (2) Construction and demolition material/building material waste is subject to collection by the city with a knuckle boom truck. This waste material shall not be placed for collection in a container or in any other manner that is contrary to the provisions of this division. A fee shall be charged to the occupant(s) or owner(s) of the parcel of land upon which the waste material is located in the amount of \$20 per scoop of waste material that is collected. The Department shall utilize a route type system to collect the waste material and shall not be obligated to respond within any specified time frame to a call for service.
- (3) Occupants or owners of property desiring to have yard waste and construction and demolition material/building material waste collected by the Department shall place such waste material at the edge of the yard and approximately two feet from the edge of the pavement of a public street or highway. Waste material shall be placed a minimum of four feet from any other object and shall not be placed under any guy wires.
- (4) The above-stated fee structure shall only apply to items of yard waste that are no longer than five feet in length and no more than four inches in diameter. With regard to construction and demolition material/building material waste, the above-stated fee structure shall only apply to items that are no longer than four feet in length and no more than four feet in width. Any item that exceeds the dimensions listed in the immediately preceding sentences will not be collected when first observed by city employees operating a knuckle boom truck. Instead, the occupant(s) of the property shall be notified of the non-compliance of the waste material with the above-stated size restrictions by means of tagging the waste material, and the owner(s) of the real property, as listed by the Randolph County Tax Collector, shall be notified by means of a registered letter of the non-compliance with the size restrictions. Upon the passage of two calendar weeks from the date of tagging the waste and mailing notification to the property owner(s), whichever is later, the Department shall remove any non-conforming waste material that has not been relocated from its original collection point. The occupant(s) or owner(s) of the property from which such

waste material is removed shall be charged a fee of \$24 per scoop of waste material that is removed. Any and all waste material found within a pile containing one or more non-conforming items of waste shall be subject to the \$24 per scoop fee, and no complimentary scoops of debris removal shall be provided to any occupant or owner who has intermingled conforming and nonconforming waste materials.

- (5) No waste material shall be placed in a ditch or on a curb, sidewalk, or public street or highway. Any such waste material shall be collected by the Department without notice, and the occupant(s) or owner(s) of the property from which the waste originated will be charged a fee of \$24 for each scoop of such waste that is collected by the city. No complimentary scoops of waste material removal will be provided to an individual who places such debris in a prohibited location.
 - (6) Waste material that is placed within a public right-of-way and constitutes a traffic hazard shall be removed by the Department without notice. The determination of whether waste material constitutes a traffic hazard shall be within the sole discretion of the Public Works Director or his or her designee(s). Any waste material that is deemed to be a traffic hazard and has to be removed during the normal business hours of the Department shall be removed at a cost of \$24 per scoop. If such waste material has to be removed outside of the Department's normal business hours, the waste material will be removed at a cost of \$50 per scoop. The charges for removing waste material that poses a traffic hazard shall be borne by the occupant(s) or owner(s) of the property from which the waste material originated. No complimentary scoops of waste material removal will be provided to an individual who places debris in such a manner as to create a traffic hazard.
 - (7) As used within this section, the term YARD WASTE shall not be deemed to include leaves that have been properly placed for collection by the city's Street Department.
- (B) Discarded tires are subject to collection by the city at a fee of \$5 per tire. Unless the identity of the party that physically discarded the collected tire(s) can be conclusively established, the fee for collecting discarded tires shall be charged to the occupant(s) or owner(s) of the parcel of land from which the discarded tires are collected. The Department shall utilize a route type system to collect discarded tires and shall not be obligated to respond within any specified time frame to a call for service.
- (C) The Department will collect those items commonly referred to as white goods in accordance with the provisions of this division.

- (1) As used within this section, the term WHITE GOODS shall be deemed to include refrigerators, ranges, water heaters, freezers, unit air conditioners, washing machines, dishwashers, clothes dryers, and other similar domestic and commercial large appliances.
 - (2) Any items properly classified as white goods placed at the edge of a yard and approximately two feet away from the edge of the pavement of a public street or highway will be collected by the Department for a fee of \$10 per appliance.
- (D) As part of the city's electronics recycling program, the Department will collect, on a weekly basis, electronics in accordance with the provisions of this division.
- (1) As used within this section, the term ELECTRONICS shall be deemed to include any desktop computer, notebook computer, monitor or video display unit for a computer system, and the keyboard, mice, other peripheral equipment, and printing devices such as a printer, scanner, a combination print-scanner-fax machine, or other device designed to produce hard paper copies from a computer. The term ELECTRONICS also includes any electronic device that contains a tuner that locks on to a selected carrier frequency and is capable of receiving and displaying of television or video programming via broadcast, cable, or satellite, including, without limitation, any direct view or projection television with a viewable screen of nine inches or larger whose display technology is based on cathode ray tube (CRT), plasma, liquid crystal display (LCD), digital light processing (DLP), liquid crystal on silicon (LCOS), silicon crystal reflective display (SXRD), light emitting diode (LED), or similar technology marketed and intended for use by a consumer primarily for personal purposes. If a question arises as to whether a specific item is deemed to fall within the scope of the term ELECTRONICS, the definitions provided for computer equipment and televisions in the most current version of G.S. § 130A-309.131(2) and G.S. § 130A-309.131(16) shall be deemed to be the controlling authority.
 - (2) With the exception of televisions and monitors, any items properly classified as ELECTRONICS that are placed at the edge of a yard and approximately two feet away from the edge of the pavement of a public street or highway will be collected by the Department free of charge. Televisions and monitors placed at the edge of a yard and approximately two feet away from the edge of the pavement of a public street or highway will be collected by the Department for a fee of \$10 per item.

- (3) It is unlawful to place ELECTRONICS in trash or garbage receptacles/containers serviced by the city, in dumpsters serviced by the city, or in containers provided by the city for use with the automated collection trucks.
- (E) Unless provided otherwise in this section, the collection charges instituted in this section will be added to the water and sewer bill of the occupant(s) or owner(s) of the parcel of land from which the collected waste material originated. Payment terms will be the same as for the water and sewer bill. In the event of a partial payment on a combined water-sewer and environmental services bill, the payment shall be applied to a customer's bill in the order prescribed by Section 50.006(D) of the Code of Asheboro first applied to the environmental services charge and the remainder, if any, shall be applied to the water-sewer charges. Failure to pay the full balance of the water-sewer bill shall result in the consequences specified in the city code, including without limitation the termination of water service. In the event of nonpayment of collection charges by property occupant(s) or owner(s) that do not have water and/or sewer accounts with the city, all collections of the customer's refuse will be discontinued until payment is remitted in full. If, after reasonable inquiry has been made by city officials, a determination cannot be conclusively made as to the identity of the party that placed the waste material for collection, the charges associated with any such collection shall be deemed to be the responsibility of the owner(s) of the property from which the waste material was collected.

Section 2. Section 51.35 of the Code of Asheboro, which pertains to fees charged to commercial sanitation customers, is hereby rewritten to provide as follows:

§ 51.35 USER CHARGES FOR COMMERCIAL SANITATION CUSTOMERS

- (A) A charge of ~~\$31.00~~ \$33.00 per regularly scheduled pick-up of a dumpster, \$18.00 per month per solid waste disposal can, \$5.00 per month for each recycling container, and \$10.00 per month for curbside pick-up of solid waste material equivalent in volume to the capacity of a commercial can is hereby established for commercial sanitation customers. The charge for compaction dumpsters shall be \$44.00 per regularly scheduled pick-up. Additional pick-ups for commercial dumpsters shall be \$44.00 per pick-up, and additional pick-ups for compaction dumpsters shall be \$54.00.
- (B) Dumpsters may be rented from the city by a commercial customer at a rental rate of ~~\$21.00~~ \$25.00 per dumpster per month. A

customer's eligibility to rent a dumpster from the city is contingent on the customer utilizing the city as the exclusive provider of solid waste collection services for the rented dumpster(s). The city's environmental services department will terminate, without any penalty to the city, the rental relationship with a customer and will immediately retrieve any and all dumpsters rented to a customer if a solid waste collection service other than the city is found to have collected materials from a city-owned dumpster. The city will replace a dumpster previously rented from the city with a cleaned dumpster upon the request and agreement of the customer to receive this service at a charge of \$100.00 per dumpster each time such a request is made.

- (C) For purposes of this section and throughout Chapter 51, commercial customer is hereby defined as any customer which is a non-residential or a non-industrial user.
- (D) Cans provided exclusively by the city may be used as a substitute for dumpsters in areas approved by the environmental services department.
- (E) A one pick-up per week minimum is hereby established for any commercial customer using a dumpster.
- (F) The collection charges instituted in this section will be added to the sanitation customer's water and sewer bill. Payment terms will be the same as for the water and sewer bill. In the event of nonpayment of this charge, collection of the customer's refuse/recyclables will be discontinued until payment is remitted in full. All payments for solid waste/recycling services user fees and water and sewer charges whether full or partial payments shall be applied to the customer's account as follows: First, to any solid waste services user fee charges including any arrears charges; second, to any recycling services user fee charges including arrears charges; and third, to any water and sewer charges including arrears charges. In the event of partial payments, the utility charges will be considered outstanding and the prescribed disconnection of services for non-payment will be enforced.
- (G) Unless arrangements are made otherwise and the city is notified of these arrangements, all property owners renting premises to a commercial sanitation customer shall be responsible for the charges specified in this section. Responsibility for payment of

the charges may be passed to the renter of the premises if the city billing department is notified of this arrangement.

- (H) All property owners are deemed responsible to maintain their lots and locate their dumpsters or cans in a fashion that allows the city sanitation trucks acceptable access to the dumpsters or cans.
- (I) All property owners must complete a Dumpster Permit and sign a hold harmless agreement.
- (J) The city is not liable for any damages resulting to parking lots, drives, and the like caused by the weight of the trucks used for the dumpster pick-ups. Each property owner is expected to maintain a lot or drive of sufficient structure to support the weight of the collection trucks.
- (K) No refuse which is unacceptable as routine refuse at the landfill will be collected from commercial sanitation customers. Examples of unacceptable waste include but are not limited to: hazardous waste, tires, batteries, medical waste, yard waste, liquid waste, and white goods. Any receptacles containing any of these materials will not be picked up by the sanitation department until the unacceptable material are removed.
- (L) The commercial customer is responsible for the contents of its containers. The city is not responsible for policing containers to prevent dumping of unacceptable waste, or refuse from individuals not related to the commercial customer.

Section 3. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect and be in full force from and after August 1, 2023.

**[The remainder of this page has been intentionally left blank.
The signature blocks and attestation are on the next page.]**

This Ordinance was adopted by the Asheboro City Council in open session during a special meeting held on June 26, 2023.

David H. Smith, Mayor

ATTEST:


Holly H. Doerr, CMC, NCCMC, City Clerk

ASHEBORO HOUSING AUTHORITY
338 West Wainman Ave. • PO Box 609
Asheboro, North Carolina 27204-0609
Phone (336) 629-4146 Fax (336) 625-0651
TDD 800-545-1833 (Ext. 419)

June 5, 2023

Memorandum

To: Trevor Nuttal, Community Development Division Director

From: Bob Lawler, Executive Director 

Subject: CASPN Homes Apartments and CDBG-NR Grant

At their 6/5/23 monthly meeting the Asheboro Housing Authority (AHA) Board of Commissioners and its non-profit Wainman Homes, Inc. Board of Directors approved the Executive Director to submit the following regarding necessary capital improvements at CASPN Homes and the option of using grant funds including a Community Development Block Grant – Neighborhood Revitalization (CDBG-NR) which would require participation and approval of the City of Asheboro. AHA would cover required management and application costs, the city would provide public hearings and other grant procedural requirements.

In September 1998 as part of a Low-Income Housing Tax Credit (LIHTC) project CASPN Homes Apartments was approved for a \$950,000 *Rental* Production Program (RRP) Loan to provide long-term *financing* to serve families earning 60% or less of the area median income. Owned by the North Carolina Equity Fund (developer) and managed by CASPN Homes LLC, (AHA staff) the property included 51 units, including one for a resident manager to serve eligible families. In February 2014 Wainman Homes, Inc. exercised its buyout option and right of first refusal to purchase CASPN Homes for \$100,000 and maintain the property and to meet the repair and replacement needs of the property. Currently, CASPN Homes' RRP Loan totals \$668,851, matures September 2023.

Regardless of the status of CASPN Homes' debt there are capital needs that must be addressed. In early 2023 Wainman Homes, Inc. began a Capital Needs Assessment (attached) and using quotes from AHA's contractors and estimates from Stogner Architecture projects have been estimated at \$1.6 million. The following has taken place:

- AHA maintenance crews have started working on projects and completed several.
- The list of capital needs has been sent to NCHFA as part of their new financing options review.
- Financial assistance from grant programs including the CDBG-NR and Weatherization Programs is being considered to fund some of the rehab projects. Wainman Homes, Inc. is working with a consultant to evaluate funding options. A CDBG-NR application must be approved and submitted through the City of Asheboro.

Assuming a CDBG-NA application can be drafted and submitted to the City of Asheboro, AHA and Wainman Homes would assume the cost of the application (consultants, scope of work, etc.) and follow-up once submitted. We request the City of Asheboro agree to manage the CDBG-NA application process, hold required public hearings and authorize the application's submission. If you need additional information or clarification, please contact me at (336) 629-4146 ext. 207 or rlawler@asheboroha.org.

Attachment

John Ogburn, City Manager
AHA Board of Commissioners



March 17, 2023

Asheboro Housing Authority – CASPN Needs Assessment

General Building Needs:

- Replace all existing light fixtures with new LED type fixtures throughout building.
- Add kick-plates to all apartment doors.
- Remove and replace all window blinds.
- Laundry Rooms, replace outlets to washing machines with new GFCI receptacles.
- Install new smoke detector in all bedrooms. (Needs to be interconnected with existing smoke detector in Living Room. May require replacing existing smoke detector to interconnect.)
- Paint all interior walls of common spaces, hallways, and apartments.
- HC units with bath tub, provide 36” grab bar on long wall of tub.
- At all HC units, lower kitchen sink and roll-under work surface to 34” A.F.F.
- Replace kitchen appliances on a as needed basis. (Consider replacing all, refrigerators, range and dishwashers)
- Replace HVAC equipment.
- Replace existing hot water heaters on a as needed basis.
- Replace all kitchen cabinets and counter tops?
- Replace all carpet and vinyl tile flooring at 2nd & 3rd. floor hallways and common areas.

Exterior Building Needs:

- Replace all existing exterior windows.
- Replace all existing vinyl siding.
- Replace all existing metal wrapped wood trim.
- Replace all existing exterior lighting on building.
- Clean and seal all exterior decks at apartments. Replace existing wood top rail at railings. (Consider replacing wood decking with composite type decking and wrap rim board with PVC trim, remove top rail and install metal top rail to match steel railing and paint entire system.)

Exterior Site Needs:

- Fill all cracks in asphalt pavement and provide new seal coat & striping.
- Provide new HC parking signage.
- Rework 3 existing HC parking spaces. Remove existing asphalt parking spaces and concrete walk and regrade. Provide new concrete HC parking spaces (max. 2% slope in any direction).
- Replace wood fence at end of back parking area.
- Add railing by gazebo at back of building. Grade is 6”+/- below top of concrete. Add top soil around gazebo.
- Repair foundation at back side of building.

615 East Broad Avenue
6874
Rockingham, N.C. 28379
stognerarchitecture.com

Phone: 910-895-



STOGNER ARCHITECTURE

ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD

First Floor Needs:

- Unit 101: Replace carpet, kitchen countertops.
- Community Room: Replace lighting to LED type fixtures, add vertical grab bar at toilet room.

Second Floor Needs:

- Meeting Room: clean carpet.
- Community Room: Consider replacing existing lighting with new LED pendent lighting with up & down lighting, add vertical grab bar at toilet room.
- Carpet needs to be re-stretched. Has bubbles in it after cleaning.
- At exterior balcony, replace wood top railing.
- Hair Salon: replace VCT flooring. Tile is loose under sink and exterior door areas.
- Check to see if smoke detector is required in this space.

Third Floor Needs:

- Exterior balcony: Add stiffener to railing. (Very wobbly)