

ATTACHMENT G: STANDARD MAINTENANCE CHARGES
EFFECTIVE 4/1/16:

<u>PLUMBING – PL 1000</u>	<u>PARTS COST</u>	<u>LABOR COST</u>	<u>TOTAL COST</u>
Replace sink stopper	\$7.00	\$39.29 – 1 hour	\$46.29
Replace bathtub diverter	\$7.00	\$39.29 – 1 hour	\$46.29
Replace toilet handle	\$7.00	\$39.29 – 1 hour	\$46.29
Replace faucet – kitchen	\$32.00	\$78.55 - 2 hours	\$110.55
Replace faucet – bathroom	\$22.00	\$78.55 - 2 hours	\$100.55
Replace toilet	\$300.00	\$157.10 - 4 hours	\$457.10
Replace handicapped toilet	\$300.00	\$157.10 - 4 hours	\$457.10
Replace toilet seat	\$26.00	\$39.27– 1 hour	\$65.27
Replace handicap toilet seat	\$32.00	\$39.27 – 1 hour	\$71.27

CLEARING OF STOPPAGES
(RESIDENT CAUSED BY FOOD/GREASE/ETC.)

Monday-Friday	\$74.43
Saturday & Nite	\$117.79
Sunday	\$157.10
Mainline Stoppage	No Charge

ELECTRIC – EL2000 WEEKDAYS ONLY

Replace outlet	\$6.00	\$39.27 - 1 hour	\$45.27
Replace switch	\$6.00	\$39.27 -1 hour	\$45.27
Replace light switch cover	\$2.00	\$39.27 -1 hour	\$41.27
Replace hall light fixture	\$42.00	\$39.27 -1 hour	\$81.27
Replace smoke detector	\$22.00	\$39.27- 1 hour	\$61.27
Replace smoke detector battery	\$3.00	\$39.27 -1 hour	\$42.27
Intercom repairs	Actual Cost	Actual Cost	
Replace globe	\$17.00	\$39.27 - 1 hour	\$56.27
Replace light bulb	\$3.00	\$39.27– 1/2 hour	\$42.27
Replace fluorescent light bulb	\$14.00	\$39.27 - 1 hour	\$53.27

CARPENTRY – CA3000

Wall repair	Actual Cost	Actual Hours @ 37.51
Replace interior door	Actual Cost	Actual Hours @ 39.27 per hour
Replace interior door knob	Actual Cost	Actual Hours @ 39.27 per hour
Replace closet door	Actual Cost	Actual Hours @ 39.27 per hour
Replace closet rod pole	Actual Cost	Actual Hours @ 39.27 per hour
Replace closet storage/shelf system	Actual Cost	Actual Hours @ 39.27 per hour

STANDARD MAINTENANCE CHARGES EFFECTIVE 4/1/16:

<u>PAINT – PA 4000</u>	<u>PARTS COST</u>	<u>LABOR COST</u>	<u>TOTAL COST</u>
Repaint (graffiti)	Actual Cost	Actual hours	Actual
Paint unit			
Bedrooms			
0	Actual Cost		
1	Actual Cost		
2	Actual Cost		
3	Actual Cost		
4	Actual Cost		
5	Actual Cost		

HARDWARE – HW6000

Replace building entry door	Actual Cost		
Replace building entry door closer	Actual Cost		
Replace building entry door - panic bar	Actual Cost		
Replace building entry door lock	Actual Cost		
Replace building entry door knob	Actual Cost		
Replace apt. entry door	Actual Cost		
Replace apt entry door cylinder lock	\$18.00	\$39.27 - 1 hour	\$57.27
Replace apt. door key	\$12.00	\$39.27 - 1 hour	\$51.27

MAILBOXES – MB7000

Replace doors	Actual Cost		
Replace keys	\$12.00	\$39.27 - 1 hour	\$51.27
Replace lock	\$17.00	\$39.27 - 1 hour	\$56.27
Replace mailbox	Actual Cost		

LABOR RATES

	Laborer	Mechanic	Supervisor
Normal Business Hours (8:00 a.m.-4:30 p.m.)	N/A	\$39.27	\$43.46
4:30 pm.-8:00 a.m. (Mon.-Fri.)	N/A	\$58.90	\$65.18
Saturday	N/A	\$58.90	\$65.18
Sunday and Holidays	N/A	\$78.55	\$86.91

LOCK-OUTS

	<u>SET RATE</u>
Day time service call	\$39.27
Night time service call	\$58.90
Saturday service call	\$58.90
Sunday and Holidays service call	\$78.55

STANDARD MAINTENANCE CHARGES EFFECTIVE 4/1/16:

MISCELLANEOUS

SET RATE

Abandoned cars registered to anyone on lease	Cost of Removal
A/C installation/removal	\$39.27
Blocked Egress 1 st Time	\$50.00
2 nd Time	\$100.00
3 rd Time	Eviction
Cleaning of Carpet	Actual Cost
Drying clothes on fences, decks, etc.	\$50.00
Fence removal	Actual Cost
Graffiti removal - exterior	Actual Cost
Misuse/Swapping of parking stickers	Loss of Parking Privilege
Not Prepared for Bed Bug Extermination	\$175.00
Painting/patching holes in ceiling and wall	Actual Cost
	Labor and materials
Painting Unit other than with Light Colors/ Wall Paper/Boarders	Actual Cost to Repaint
Removal of holiday decorations	Actual Cost
Storage/removal of items on fire escape, porches or hallways	Actual Cost
Trash Found and Identified 1 st Time	\$100.00
or Household Debris 2 nd Time	\$200.00
3 rd Time	Eviction
Unacceptable Window Dressings: sheet, towel etc.	
1 st Time	\$50.00
2 nd Time	\$125.00
3 rd Time	Eviction
Unauthorized pets	\$200.00
	2 nd time Eviction
Wand Replacement	\$75.00

GLASS WINDOW

Small	Actual Cost	
Medium	Actual Cost	
Large	Actual Cost	
Rescreen Patio/Storm Door/Windows		Actual Cost
Storm Door Screen with Frame		Actual Cost

MAINTC HARGE standard – File
 UPDATED 09/2014