

SOUTHWEST FLORIDA AFFORDABLE HOUSING CHOICE FOUNDATION, INC
an affiliate of
The Housing Authority of the City of Fort Myers

SCHEDULE OF COST OF REPAIRS AND REPLACEMENTS

The objective of the SW Florida Affordable Housing Choice Foundation, Inc. (SWFAHCF) is to provide decent, safe, and sanitary housing at an economical cost. To this end, it is of the utmost importance that we obtain maximum useful life of all components of all NSP Developments. With today's high cost of both labor and material versus limited operating funds, repairs that are due to anything other than normal wear and tear will be charged to the resident for replacement and labor, or repair and labor.

The attached list of replacement and repair charges reflects the most current component costs of SWFAHCF procurement prices. Please note that the actual cost may vary depending upon the particular development's, as it impossible to list all items here. For items not listed here, contact the Manager's Office. Except where noted, the labor charge is standard \$ 25.00 per hour or part thereof.

The following charges listed are for **damage directly attributed to resident misuse or that of their other household member or guest (s) and are not considered normal wear and tear.** The financial burden of restoring mistreated property to it's original move in condition must be borne by the one causing the damage. These charges are in no manner an act of punishment. This schedule will not be used to replace "fair wear and tear" items that are the responsibility of the SWFHCF.

RESIDENT DAMAGE IS BEST DEFINED AS:

- a) Deliberate and/or malicious damage to include breakage and stoppage.
- b) Damage directly caused by improper usage of components.
- c) Damage caused by improper sanitary practices.

NOTE: Labor charges of \$ 25.00 per hour, per man will be levied on all items marked "+ LABOR". This is in addition to charges shown for replacement items. This LABOR Charge is for labor expended during our standard workweek, defined as 8:00 a.m. to 5:00 p.m., Monday through Friday. Labor incurred during overtime hours will be billed at the time and ½ rate of \$ 37.50 per hour.

Reimbursable charges as shown are cost for supplies or services replaced or performed beyond the normal maintenance function's responsibility.



A.	LOCKS:	
	Entry lock set (cost)	\$49.90
	Bedroom or bath lock set	\$24.00
	Passage (closet) lock set	\$23.00
	Deadbolt-single keyed (2 per apt.)	\$28.00 ea.
	Change deadbolt (re-key)	\$22.00 ea.
	Mail box lock	\$10.00
	Make keys	\$6.00
B.	LOCKOUTS:	
	During normal business hours	\$10.00
	After normal business hours	\$35.00
C.	WINDOWS-PARTS;	
	Consult maintenance dept.	
D.	WINDOW SCREENS:	
	Standard family window	\$20.00
E.	PLUMBING-PARTS AND ACCESSORIES:	
	Shower head	\$11.00
	Toilet Bowl	At Cost
	Toilet Tank	At Cost
	Toilet Seat	\$12.00
	Toilet Flush Handle	\$6.00
	Lavatory Fixture	\$40.00
	Handle for Sink-Shower	\$17.00
	Ceramic soap dish	\$24.00
	Ceramic towel bar	\$20.00
	Chrome bar bracket	\$25.00
	Chrome towel bar	\$15.00
	Chrome tissue holder	\$15.00
	Chrome toothbrush holder	\$14.00
	Chrome replacement roller	\$11.00
	Chrome soap dish	\$14.00
	Kitchen Sink Fixture	\$40.00
	Kitchen Sink basket strainer	\$6.00
	Kitchen sink basket	\$19.00
F.	PLUMBING SERVICES	
	Unstop sewer line- Roto-Rooter	\$25 per Hour Labor
	Remove commode to unstop lines	\$25 per Hour Labor
	Remove sink trap to unstop line	\$25 per Hour Labor
	Remove objective from bowl (snake)	\$25 per Hour Labor

NOTE: Plumbing services requiring a contractor the cost will be passed on to the resident at the Contractor's rate.



G. APPLIANCES:

6" Burner	\$10.00 + Labor
8" Burner	\$11.00 + Labor
Door Handle	\$26.00 + Labor
Range Door	\$75.00 + Labor
Upper & Lower Range Element	\$45.00 + Labor
Bottom Shelf	\$35.00 + Labor
Freezer Gasket	\$50.00 + Labor
Fresh Food Gasket	\$60.00 + Labor

Note Appliance cleaning \$25.00 per hr. + chemicals

H Floors

Strip & Wax	\$25 per hr. + material
Tile Repair	\$25 per hr. + material
Base Molding	\$25 per hr. + material

H. ELECTRICAL PARTS:

60 inch light bulb	\$ 1.60 + labor
40 inch light bulb	\$1.25 + labor
Kitchen Light Fixture	\$30.00 + Labor
Addresso Light	\$30.00 + Labor
All Other Light Fixtures	\$15.00 + Labor
Kitchen Lens Cover	\$10.00 + Labor
All Other Lens Covers	\$7.00 + Labor
Switch & Outlet Covers	\$ 1.00 + Labor

J. Carpentry:

3 Butt hinge	\$6.00
Other Work Charged @ Hourly Rate	\$25.00 Per Hour

K. Painting:

0 Bedroom	\$320.00 unoccupied
1 Bedroom	\$347.00 unoccupied
2 Bedroom	\$375.00 unoccupied
3 Bedroom	\$402.00 unoccupied
4 Bedroom	\$430.00 unoccupied
5 Bedroom	\$455.00 unoccupied
6 Bedroom	\$480.00 unoccupied

Note: For occupied units add \$150.00 additional

L. CLEANING:

Total clean vacant unit	
0 Bedroom	\$250.00 inclusive
1 Bedroom	\$275.00 inclusive
2 Bedroom	\$300.00 inclusive



3 Bedroom	\$325.00 inclusive
4 Bedroom	\$350 .00inclusive
5 Bedroom	\$375.00 inclusive
6 Bedroom	\$400.00 inclusive
Yard Cleaning	\$25/Hour min 1 Hr

M. WALL DAMAGE: \$25.00 per hr.+ Material

N. PEST CONTROL

Routine: pest control is not charged to the resident. However, additional services for infestation from tenant neglect, improper sanitary practices or entry refusal as well as any other infestation occurring in the tenant’s unit beyond the control of HACFM, will be billed to the residents at contractor’s rate. Bed Bugs are treated and all charges are the residents responsibility.

Bed Bugs: Contractor Cost

O. LABOR CHARGES

Standard \$25.00 per hour
 Time for computation of labor charges will be based on the work order start and finish time per person utilized with a minimum time charge of 30 minutes then 15 minute increments.

P. MISCELLANEOUS:

Cabinet hinge	\$3.00 + Labor
Smoke detector (battery)	\$7.00 + Labor
Smoke detector (hardwire)	\$13.00 + Labor
Fire extinguisher (5# ABC)	\$40.00 + Labor
Keys (each)	\$5.00 per day
Trash Cans (Large Outside)	\$75.00 delivered
Wall paper removal	\$11.00 delivered
Border removal	\$25.00 per hour Stickers
Sticker removal	\$25.00 per hour
Holes in wall	\$25.00 per hour.
Damaged Refrigerator	\$420.00 replacement
Damaged Range	\$289.00 replacement
Damaged window screens	\$25.00 each
Damaged glass	\$60.00 each
Damaged fans	\$ 75.00 each
Damaged carpet and floors	Contractor Cost

For Horizons Apartments ONLY:

Mini Blinds	\$25.00 each
Screen Door	\$36.00 each
Sliding Glass Door	Contractor Cost
Verticals blinds	\$50.00 each
Bi-fold Doors	\$68.00 each
Additional A/C Filters	\$12.00 each
(Excluding the monthly <i>Preventative Maintenance</i> a/c filter change)	



Q. RESIDENT ADJUSTMENTS:

Hourly rate will be charged.

The residents will not attempt temperature adjustments to spare heaters, stoves, refrigerators, or plumbing fixtures. A service call to readjust a fixture or appliance will be listed, as a resident charge if a case of resident tinkering is apparent. **NOTE:** Damage incurred that is beyond the repair capabilities of the Maintenance force will be contracted for repair by an outside specialist. The prevailing outside wage and material cost will be charged to the Resident.

