

**The Housing Authority of the City of Fort Myers
4224 Renaissance Preserve Way, Fort Myers, FL 33916**

SCHEDULE OF COST OF REPAIRS AND REPLACEMENTS

The objective of the Housing Authority of the City of Fort Myers (HACFM) 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 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 HACFM 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 \$ 30.00 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 its 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 HACFM.

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 \$ 30.00 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 1/2 rate of \$ 45.00per 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)	\$55.00
	Bedroom or bath lock set	\$25.00
	Passage (closet) lock set	\$30.00
	Deadbolt-single keyed (2 per apt.)	\$30.00 ea.
	Change deadbolt (re-key)	\$25.00 ea.
	Mail box lock	\$10.00
	Make keys	\$10.00
B.	LOCKOUTS:	
	During normal business hours	\$10.00
	After normal business hours	\$35.00 + On Technician Call Time
C.	WINDOWS-PARTS:	Cost + Labor
	Window Blinds	Cost + Labor
	Sliding Glass Door	Cost + Labor
	Screens	Cost + Labor
D.	Doors	
	Damaged/Replacement Doors	Cost + Labor
E.	PLUMBING-PARTS AND ACCESSORIES:	
	Shower head	\$11.00
	Toilet Bowl	Cost + Labor
	Toilet Tank	Cost + Labor
	Toilet Seat	\$15.00
	Toilet Flush Handle	\$7.00
	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	\$30.00 per hour Labor
	Remove commode to unstop lines	\$30.00 per hour Labor
	Remove sink trap to unstop line	\$30.00 per hour Labor
	Remove objective from bowl (snake)	\$30.00 per hour Labor

NOTE: If due to resident neglect or if caused by a resident, the cost of the plumbing service will be the responsibility of the resident. The cost the contractor 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
	Stove	Cost + Labor
	Refrigerator	Cost + Labor
	Microwave	Cost + Labor
Note	Appliance cleaning	\$25.00 per hr. + chemicals
H	Floors	
	Strip & Wax	\$30.00 per hr. + material
	Tile Repair	\$30.00 per hr. + material
	Base Molding	\$30.00 per hr. + material
	Carpet Cleaning	Cost + Labor
	Tile Replacement	Cost + Labor
	Damaged carpet or floors	Cost + Labor or Vendor Cost
H.	ELECTRICAL PARTS:	
	60 inch light bulb	Cost + labor
	40 inch light bulb	Cost + labor
	Kitchen Light Fixture	Cost + Labor
	Addresso Light	Cost+ Labor
	All Other Light Fixtures	Cost + Labor
	Kitchen Lens Cover	Cost + Labor
	All Other Lens Covers	Cost + Labor
	Switch & Outlet Covers	\$ 1.00 + Labor
J.	Carpentry:	
	3 Butt hinge	\$6.00
	Bathroom Cabinets Replacement	Cost + Labor
	Other Work Charged @ Hourly Rate	\$30.00 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	\$30/Hour min 1 Hr

M. WALL DAMAGE: \$30.00 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 (no cost unless unprepard per instructions: Contractor Cost to HACFM

O. LABOR CHARGES

Standard \$30.00 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	Cost + Labor
Smoke detector (battery)	Cost + Labor
Smoke detector (hardwire)	Cost + Labor
Fire extinguisher (5# ABC)	\$40.00 + Labor
Keys (each)	\$5.00 per day
Trash Cans (Large Outside)	\$75.00 delivered
Wall paper removal	\$30.00 per hour labor
Border removal	\$30.00 per hour
Sticker removal	\$30.00 per hour
Holes in wall	\$30.00 per hour
Damaged glass	Cost + labor
Damaged fans	Cost + labor

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 charged to the Resident.

