



Housing Authority of the City of Alameda

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SCHEDULE OF CHARGES FOR MAINTENANCE SERVICES

Listed below are the charges for various work items performed by Housing Authority Maintenance Staff. When the resident is billed for maintenance services, the cost of the materials is included in the charge unless otherwise noted.

SERVICE	CHARGE
LOCKOUT SERVICE - OPEN DOORS:	
8:00 a.m. to 4:00 p.m. Monday through Friday	\$22.00
4:00 p.m. to 8:00 a.m. - Monday through Friday, and all day on Saturday, Sunday & Holidays	\$130.00
PLUMBING:	
	CHARGE
Unstop Toilet - Auger/Plunger Only/Slow to drain	\$22.00
Unstop Toilet - Take Out	\$65.00
Replace Toilet Seat	\$25.00
Replace Toilet Tank Top	\$28.00
Replace Regular flush ADA Toilet	\$225.00
Replace Power Flush ADA Toilet	\$310.00
Replace Complete Standard Toilet	\$177.00
Flooded unit-Tenant caused-cleaning charge	\$43.00 / hour
Unstop clogged Sink/Tub/Basin/Garbage disposal	\$22.00
Replace Basket Strainer	\$15.00
KITCHEN RANGE:	
	CHARGE
Replace Handle or spring (on oven door)	\$49.00
Replace Burner Knob	\$36.00
Replace Oven Control Dial	\$35.00
Replace Oven Baking and Broiler Element – Electric	\$52.00
Replace Oven Rack – All	\$52.00
Replace Gas or Electric Stove	\$440.00
Replace Top Burner Grate	Varies from \$27 - \$37
Replace Broiler Tray	\$47.00
Replace Refrigerator	\$555.00

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DOORS & LOCKS:	CHARGE
Replace Steel Exterior Door (CECO)	\$1000.00
Replace Exterior Door (Wood door)	\$350.00
Replace Interior Door	\$126.00
Replace Deadbolt Lock (Schlage Primus Set)	\$355.00
Remove Keyed Lock	\$86.00
Replace Passage Lock	\$86.00
Replace Screen Door (Rosefield)	\$166.00
Re-screen Patio Door	\$44.00
Replace Mailbox Lock	\$43.00
Replace Sliding Patio Screen Door 48"	\$113.00
Replace Sliding Patio Screen Door 36"	\$108.00
Replace Patio Door Lock	\$53.00
Re-hang Sliding Closet Door	\$43.00

ADDITIONAL OR REPLACEMENT KEYS:	CHARGE
One day's notice: Primus keys	\$10.00
Standard keys	\$5.00
No notice: Primus keys	\$22.00
Standard keys	\$17.00
Medeco keys	\$25.00
Replace standard cylinders - cost per cylinder (Tenant request)	\$43.00
Gate Opener replacement Independence Plaza	\$50.00
Gate Opener replacement China Clipper	\$50.00

ELECTRICAL:	CHARGE
Bulbs provided by AHA - \$15 for the first bulb replaced and \$5 for each additional bulb on the same call.	\$15.00
Bulbs provided by tenant - \$10 for the first bulb replaced and \$5 for each additional bulb on the same call	\$10
Replace Light Fixture – Each	\$55.00
Replace Light Globe – Each	\$25.00
Replace/Repair Outlet or Switch	\$22.00
Replace Smoke and/or Carbon Dioxide Detector	\$50.00
Replace Smoke Detector battery (if missing)	\$17.00
(No Charge for replacement of expired smoke detector batteries)	

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MISCELLANEOUS:	CHARGE
Re-screen Window	\$25.00
Replace Window Screen and Frame	\$49.00
Replace Cabinet Drawer-For Damage	\$63.00
Replace Cabinet Door-For Damage	\$68.00
Replace Medicine Cabinet-For Damage	\$60.00
Replace Bathroom Mirror	\$68.00
Replace Toilet Paper Holder	\$43.00
Replace Shower Curtain Rod	\$27.00
Removal of Improperly Disposed of Trash/Garbage (minimum charge)	\$43.00

Move-Out Cleaning Charges \$43 per hour

Replace mini-blinds (cost depends on size)
 Vertical blinds \$1 per slat
 HQS Inspection Maintenance Charge - If tenant is unavailable for HQS,
 Maintenance has to open the door, remain on site, and lock the door when done. \$22.00

Excessive damage to the walls and ceilings caused by, but not limited to, tobacco smoke, grease, and tenant painting the unit with paint, which cannot be covered with one coat, will result in additional charges during cycle painting or at move out. The cost can vary based on unit size; for example, a studio is \$750.00 and a five-bedroom unit is \$1,900.00

Tenant caused damages to walls and ceilings that result in asbestos abatement will be charged a minimum of \$550 plus repair charges.

NO HOUSING AUTHORITY LABOR CHARGES IF SCHEDULED FOR PICK UP FIVE (5) DAYS IN ADVANCE.

STORAGE:	CHARGE
Removal of furniture from unit for storage	\$ 43.00 per hour
Storage fees	\$ 5.00 per day

NOTE: Standard labor cost of **\$43.00** per hour with a **\$22.00** per call minimum unless otherwise noted, between the hours of 8:00 a.m. - 4:30 p.m., on regular workdays, will be used for structural repairs and all other tenant caused repairs or cleaning not listed.

There is a **\$65.00** per hour labor cost (with a two hour minimum) during non-work hours and on weekends.