

PUBLIC NOTICE

June 21, 2018

This Notice is to inform you that the Cheyenne Housing Authority Board of Commissioners has opened the Public Comment Period for acceptance of comments on the proposed Maintenance Charge Schedule attached.

The attached Maintenance Charge Schedule has a few revisions, including:

1. Plumbing Repairs: Increased cost to replace pressure model toilet
2. Electrical: Replacement of first and second LED light bulb replacement fee with single fee for LED light bulb replacement
3. Doors and Locks: Addition of fee to replace closet door guides
4. Floor Covering:
 - a) Addition of material and labor fee to replace damaged portion of Luxury Vinyl Plank flooring
 - b) Addition of serviceable life and proration language regarding sheet vinyl and carpet
5. Paint: Addition of proration language
6. Proration Examples: Addition of language regarding proration of replacement costs for Carpet, Sheet Vinyl, and Paint

The proposed Maintenance Charge Schedule is available for review at the Cheyenne Housing Authority's offices:

- In Cheyenne at 3304 Sheridan Street, Cheyenne, Wyoming. The office is open from 8:30 AM to 5:00 PM Monday through Friday, is closed from 12:00 Noon to 5:00 PM every Wednesday, and on the second and fourth Wednesday is closed all day.
- In Laramie at 1264 North 4th Street, Laramie, Wyoming. On Monday, Wednesday, and Friday the office is open from 9:00 AM to 12:00 Noon and from 1:00 PM to 4:00 PM. On Tuesday and Thursday the office is open from 1:00 PM to 4:30 PM.

Comments on the proposed Maintenance Charge Schedule should be submitted in writing (US Mail, email, or hand delivered) to the CHA's Cheyenne office before 12:00 Noon Tuesday August 7, 2018 to the attention of:

Greg Hancock
Executive Director
3304 Sheridan Street
Cheyenne, WY 82009
ghancock@cheyennehousing.org

2018 Proposed Maintenance Charge Schedule

MAINTENANCE DESCRIPTION

RANGES:		Updates
Cleaning	\$ 75.00	
Replacement	\$ 390.00	
Replace burner element 6"	\$ 25.00	
Replace burner element 8"	\$ 30.00	
Replace drip pan 6"	\$ 12.00	
Replace drip pan 8"	\$ 14.00	
Replace oven rack	\$ 42.00	

RANGE HOOD:	
Cleaning	\$ 45.00
Replacement	\$ 105.00
Filter replacement	\$ 45.00
Range hood knob	\$ 32.00

REFRIGERATORS	
Clean	\$ 68.00
Replace	\$ 510.00
Replace shelf bars	\$ 70.00
Replace door skin - includes molded shelf, butter dish	\$ 185.00
Replace crisper drawer	\$ 69.00
Replace door handle	\$ 69.00
Replace shelf	100
Disposal of refrigerator	\$ 85.00

PLUMBING REPAIRS		
Unstop drain - using machine or chemical	\$ 65.00	
Unstop drain	\$ 45.00	
Unstop drain (After hours) - using machine or chemical	\$ 113.00	
Unstop drain (After hours)	\$ 86.00	
Unstop toilet drain - pull stool	\$ 79.00	
Unstop toilet drain - pull stool after hours	\$ 128.00	
Toilet replacement	\$ 210.00	
Toilet replacement - pressure model	\$ 375.00	\$ 475
Toilet replacement (After hours)	\$ 270.00	
Toilet replacement-pressure model (After hours)	\$ 435.00	\$ 490
Replace aerator	\$ 10.00	
Replace sink strainer	\$ 18.00	
Replace outdoor wall hydrant	\$ 85.00	
Toilet seat replacement	\$ 50.00	
Towel rack replacement	\$ 45.00	
Medicine cabinet replacement	\$ 190.00	
Shower head replacement	\$ 32.00	

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Shower rod replacement	\$ 45.00
Toilet paper holder, replacement	\$ 10.00
Bathroom sink, rehang	\$ 55.00
Kitchen sink, replace	\$ 180.00
Replace sink stopper	\$ 22.00
Replace ball valve	\$ 60.00
Replace trip lever	\$ 32.00
Replace bath vanity	\$ 170.00

ELECTRICAL	
Switch replacement	\$ 28.00
Outlet replacement	\$ 28.00
Replace GFI outlet	\$ 42.00
Replace fuse/reset breaker	\$ 32.00
Replace fuse/reset breakers (After Hours)	\$ 96.00
Furnace, replace thermostat	\$ 48.00
Smoke/CO detector replacement	\$ 89.00
Ceramic pull chain fixture replacement	\$ 35.00
Outlet/switch cover replacement (Single)	\$ 14.00
Outlet/switch cover replacement (Double)	\$ 15.00
Replace globe/diffuser on light fixture	\$ 28.00
Replace light bulbs	\$ 1.50
LED bulbs (1st bulb)	\$ 27.00
LED bulbs (2nd and additional bulbs)	\$ 15.00
Replace LED light bulb	\$ 15.00
Door bell chime, replace	\$ 50.00
Porch light fixture replacement	\$ 38.00
Replace light fixture	\$ 55.00
Replace LED light fixture	\$ 70.00

Delete
Delete
New

DOORS AND LOCKS	
Replace (fire rated door)	\$ 840.00
Replace (solid core entry door)	\$ 340.00
Replace exterior door jamb	\$ 140.00
Replace (solid core slab door)	\$ 250.00
Replace interior door	\$ 95.00
Replace interior door jamb	\$ 85.00
Replace exterior door lock	\$ 166.00
Replace exterior back set	\$ 40.00
Rekey entrance lock (1st lock)	\$ 45.00
Rekey entrance/mailbox lock (additional lock ea)	\$ 32.00
Additional/replacement key (ea)	\$ 9.00
Replace finger pull knob	\$ 5.00
Lock out	\$ 35.00
Lock out (After hours)	\$ 96.00
Garage door, replace single	\$ 550.00

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Garage door, replace double	\$ 800.00	
Replace storm door	\$ 280.00	
Replace storm door closure	\$ 50.00	
Replace storm door chain	\$ 35.00	
Replace storm door closure w/chain	\$ 60.00	
Replace storm door latch	\$ 55.00	
Replace door guides	\$ 40.00	New
Install/Replace deadbolt exterior door lock	\$ 85.00	
Passage door lock replacement	\$ 28.00	
Install deadbolt 1st lock	100	
Install deadbolt additional lock	75	
Replace storm door hinge	75	
Replace key FOB	50	
Replace closet rod	\$ 62.00	

GLASS AND WINDOW REPAIRS		
Replace screen only		45
Replace screen and frame		65
Window blind replacement (ea)	\$	40.00

HEATING		
Replace missing floor or wall vent diffuser	\$	40.00
Replace dryer vent	\$	45.00
Crawl space vent	\$	40.00
Base board heat register	\$	85.00

FLOOR COVERING		
Clean carpet (each room/hallway)	\$	38.00
Replace luxury vinyl planks	Labor + Materials	New
Charge for replacement cost of sheet vinyl and carpet is prorated based upon the serviceable life of those items listed below. See Proration Examples at end of Maintenance Charge Schedule.	100% Proration	
Replace sheet vinyl (serviceable life = 10 years or 120 months)	\$24.00 sq/yd	
Replace carpet (serviceable life = 10 years or 120 months)	\$23.00 sq/yd	

PAINT (Charge for new paint is prorated based upon serviceable life of 10 years or 120 months. See Proration Examples at end of Maintenance Charge Schedule.)		100% Proration
Paint unit, 1 bedroom	\$	450.00
Paint unit, 2 bedroom	\$	550.00
Paint unit, 3 bedroom	\$	750.00
Paint unit, 4 bedroom	\$	850.00
Paint unit, 5 bedroom	\$	1,100.00

WASTE AND HAZARDOUS WASTE DISPOSAL		
Pickup load for dump per truck load (includes landfill, tarp, and mileage fees)	\$	120.00

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Removal of oversized items (i.e. hideabeds, king size mattress, china cabinets, freezer/refrigs) cost is per item removed from unit - doesn't include disposal fee	\$ 35.00
Roll off 15 Yard Disposal fee	\$ 493.00
Oil disposal (per quart)	\$ 8.00
Anti freeze disposal (per quart)	\$ 8.00
Battery disposal (ea)	\$ 20.00
Tire disposal 16" or less	\$ 15.00
Tire disposal w/rim 16" or less	\$ 25.00
Cleanup and removal of top soil after oil spill (additional charge for time and materials may apply)	\$ 40.00
Cleanup of concrete stained with oil	35.00 sq ft
Removal of aerosol paint cans or caustic household chemicals including pesticides (per 16oz container)	\$ 8.00
Removal of paint cans (quart)	\$ 8.00

YARD REPAIRS	
Mow Grass (Minimum of 2 hrs)	\$ 70.00
Mow Grass (ea additional hour)	\$ 35.00
Yard watering (Minimum of 2 hrs)	\$ 70.00
Yard watering (ea additional hour)	\$ 35.00

SNOW REMOVAL	
Snow removal (Minimum of 2 hrs)	\$ 70.00
Snow removal (ea additional hour)	\$ 35.00

MISCELLANEOUS	
Replace Down spouts (ea)	\$ 51.00
Walls patch, (ea) (less than 6 " diameter)	\$ 70.00
Walls patch, (ea) (greater than 6" diameter)	\$ 110.00
Kitchen cabinet, inspection and adjustment	Labor + Material
Kitchen cabinet surface refinishing	Labor + Material
Kitchen cabinet repair	Labor + Material
Kitchen drawer or face replacement	\$ 105.00
Replace drawer guides	\$ 50.00
Small electronics disposal (ea) (mixer/toaster/radios)	\$ 28.00
Electronics disposal (ea) (TV, microwaves, computers)	\$ 55.00
Large electronics disposal (ea) freezers/AC units/refrigerators	\$ 85.00
Satellite dish removal (improper or unauthorized installation)	\$ 64.00 + material
Fence Repair	Labor and Material

NOTE: Hourly rate for normal business hours	\$ 35.00
Hourly rate for after-hours/overtime	\$ 53.00
Contract repaired items - Repair cost plus a \$32.00 admin	
All items not listed will be charged by time and materials	

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PRORATION EXAMPLES:

1. Carpet or Sheet Vinyl Flooring:

In January 2000 new carpeting was installed in a unit. The life expectancy of the carpet is 10 years or 120 months, therefore CHA would plan to replace the carpet in that unit in December 2010. In January 2003 a family moved into the unit and then moved out 24 months later in December 2005. At move-out, the entire carpet had to be replaced - 5 years or 60 months months earlier than planned due to Tenant damage. Therefore, the family would be charged 50% of the cost to install new carpeting. Note that if the carpeting had been in service for 10 or more years at the time the family moved-out, none of the cost of replacing the carpet would be charged to the family.

2. Paint:

Paint is prorated in the same manner as described in the Carpet or Sheet vinyl example above.