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4/1/19

HOUSING RESOLUTION NO. 2019-51

A RESOLUTION ACCEPTING AND APPROVING THE ROCK SPRINGS HOUSING AUTHORITY REVISED STANDARD MAINTENANCE CHARGES, AND AUTHORIZING TIMOTHY A. KAUMO, ACTING IN HIS CAPACITY AS CHAIRMAN OF THE ROCK SPRINGS HOUSING BOARD, TO EXECUTE THE REVISED STANDARD MAINTENANCE CHARGES.

WHEREAS, the Rock Springs Housing Authority operates the public housing program and Section 8 Housing Choice Voucher Program; and,

WHEREAS, the Rock Springs Housing Authority has reviewed its current Standard Maintenance Charges List and found it must be revised to reflect current market rates; and,

WHEREAS, the Rock Springs Housing Authority has revised the Standard Maintenance Charges List to match current market rates; and,

WHEREAS, the Governing Body of the City of Rock Springs, acting in its capacity as the Housing Board, has said Rock Springs Housing Authority revised Standard Maintenance Charges List before it and has given it careful review and consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ROCK SPRINGS, STATE OF WYOMING:

Section 1. That the Rock Springs Housing Authority revised Standard Maintenance Charges List, attached hereto and by this reference made a part hereof, is hereby accepted, approved and adopted by the Rock Springs Housing Board.

Section 2. That the Chairman of the Rock Springs Housing Board is hereby authorized to execute said Rock Springs Housing Authority revised Standard Maintenance Charges List.

PASSED AND APPROVED this _____ day of _____, 2019.

President of the Board

Attest:

Mayor/Chairman of the Board

City Clerk



Rock Springs Housing Authority Standard Maintenance Charges

Cleaning	Cost	
Cleaning-Kitchen		
Range/Oven	\$30.00	
Range Hood	\$25.00	
Refrigerator	\$25.00	
Cabinets/Drawers	\$35.00	
Counters	\$10.00	
Sink	\$10.00	
Floors	\$30.00	
Kitchen Full Clean	\$160.00	\$165.00
 Cleaning - Bathroom		
Toilet	\$15.00	
Tub/Shower	\$35.00	
Vanity/Sink	\$10.00	
Floors	\$15.00	
Bathroom Full Clean	\$70.00	\$75.00
 Washing Walls -		
1 Room	\$20.00	
2 Rooms	\$35.00	
3 Rooms	\$50.00	
4 Rooms	\$65.00	
5 Rooms	\$80.00	
6 Rooms or More	\$110.00	
Windows	\$5.00 each	
 Carpet Cleaning		
1 Bedroom	\$140.00	
2 Bedroom	\$165.00	
3 Bedroom	\$200.00	
4 Bedroom	\$225.00	
5 Bedroom	\$275.00	
Pet Treatment	\$75.00	
Ceiling Fans	\$20.00	
Furniture Removal	\$75.00	
Trash Removal	\$25.00 per bag	
 Repairs & Replacement		
Carpet	Cost	
7+ years old	Current cost per sq. yard + labor	
6+ years old	0% of replacement cost	
5+ years old	15% of replacement cost	
4+ years old	30% of replacement cost	
3+ years old	45% of replacement cost	
2+ years old	60% of replacement cost	
1+ year - 2 years old	85% of replacement cost	
1 year old or less	90% of replacement cost	
	100% of replacement cost	

Repairs & Replacement

Pad		Current cost per sq. yard + labor
Tile/Vinyl		Current cost per sq. yard + labor
Floor Tiles		\$5.00
Cove Base		\$2.00 per foot

Painting/Wall Repair

Paint (If occupied less than 2 Yrs.)	1 Bedroom	\$165.00	
	2 Bedroom	\$220.00	
	3 Bedroom	\$275.00	
	4 Bedroom	\$330.00	
	5 Bedroom	\$385.00	
Partial Painting		\$45.00 per room	
Partial Primer		\$25 per room	
Primer & Paint	1 Bedroom	\$265.00	
	2 Bedroom	\$320.00	
	3 Bedroom	\$375.00	
	4 Bedroom	\$430.00	
	5 Bedroom	\$485.00	
Drywall Repair; Holes, Etc.	Small 1"-3"	\$25.00	
	Medium 4"-6"	\$50.00	
	Large 7" -12"	\$75.00	
	Over 12"	\$125.00	
Paint/Repair Steps		\$30.00	

Doors/Locks

Interior Door Replacement		\$50.00	\$75.00
Closet Door Replacement	4'	\$65.00	
	5'	\$75.00	
	6'	\$90.00	
Closet Door Roller		\$5.00	
Closet Door Glide		\$5.00	
Re-Hang Door		\$12.00	
Exterior Door Replacement		\$225.00	
Screen Door Replacement		\$125.00	
Door Jam Repairs, Striker Plate Damage		\$28.00	
Door Stops		\$ 5.00 each	
Door Lockset-Interior Door Replacement		\$17.00	
Door Lockset-Exterior Door Replacement	Entry and Dead Bolt	\$110.00	
Re-Key Locks - Per Lock		\$25.00	
Key Replacement		\$5.00	

MISC

Banister Repair/Replacement		\$2.00 per foot	
Carbon Dioxide Detector		\$35.00	
Ceiling Tile		\$7.50 each	
Curtain Rod (Large)		\$8.00	
Curtain Rod (Small)		\$4.00	
Fire Extinguisher		\$40.00	
Light Fixture Replacement		\$25.00	
Light Shade - Exterior		\$20.00	
Light Shade - Interior		\$20.00	
Medicine Cabinet Mirrors		\$15.00	

Repairs & Replacement

	Cost	
Outlet GFI	\$10.00	
Outlets/Switches	\$2.00	
Receptacle Covers 1-gang	\$1.00	
Receptacle Covers 2-gang	\$2.00	
Receptacle Covers 3-gang	\$3.00	
Re-Hang Curtain Rods	\$10.00	
Screen Replacement	\$30.00 each	
Shower Curtain Rod Replaced	\$15.00	
Sinks and/or Vanities	Current replacement cost	
Smoke Alarm	\$60.00	\$20.00
Thermostat Cover	\$4.50	
Thermostats	\$36.00	
Toilet Paper Holder	\$17.00	
Toilet Paper Roller	\$3.00	
Towel Rack Re-Mounted	\$10.00	
Towel Rack Replaced	\$14.00	
Traverse Rod (Large)	\$29.00	
Traverse Rod (Small)	\$20.00	
Vanity Bottom	Current replacement cost	
Window Replacement	Current replacement cost	

Appliances and Related Charges

Refrigerator	Current replacement cost	
Door Bar	\$15.00	
Shelf	\$25.00	
Vegetable Bin	\$48.00	
Range	Current replacement cost	
Control Knob	\$20.00	
Racks	\$53.00	
Range Drip Pans	\$24.00 Set	
Range Hood	\$50.00	
Surface Element	\$64.00	
Broiler Pan	\$22.00	
Crumb Cup - Sink	\$5.00	
Plugged Sinks, Tubs, Toilets,	\$ 45.00/Hr	
Sprinkler Heads	Current replacement cost	
Siding	\$5.00 Sq. Yard	
Lock-outs		
Day Time Lock-Out During Office Hours	\$15.00	
Night Time Lock-Out After Hours	\$25.00	
Plumber	Per Call After Hours	Actual Billing Cost
Maintenance Labor		\$30.00/Hr

All other damages not quoted will be charged as actual cost plus labor.