

HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN
16 ARMISTICE STREET * NEW BRITAIN, CT 06053

MAINTENANCE SERVICE CHARGES

LABOR CHARGES ARE INCLUDED IN ALL CHARGES

DESCRIPTION	COST	DESCRIPTION	COST
STORM DOORS		SHADES	
Plexi Insert-storm doors	Based on Damages	17" x 34"	10.00
Storm door kit	35.00	35" x 53"	15.00
New screen insert w/ frame	Based on Damages	54" x 72"	20.00
New storm door	250.00		
New screen insert only	15.00	73" x 86 1/2"	34.00
New screen plexiglass insert	Based on Damages	LOCKS	
		Change locks 1/2 hr. labor	95.00
WINDOWS		Passage locks	25.00
6 1/2" x 19 1/2" glass insulated	130.00	Open door for resident lockout	15.00
Insulated glass repaired by contractor	220.00	Open door-overtime hours	60.00
Window Screen repaired	15.00	FLUSH TANKS	
Window Screen replaced	30.00	Toilet bowl - 1 hr. labor	110.00
		Toilet tank – 1 hr. labor	110.00
REFRIGERATOR		Toilet seat – 15 min. labor	15.00
Glass crisper – refrigerator	25.00	Complete toilet - 1 1/2 hrs. labor	235.00
Tenant damaged/cannot be repaired	500.00	Clog: after unclogging, a foreign object found in toilet, sink or tub is the Resident responsibility. 2 hrs. labor	60.00
STOVES		HEATING	
Electric Tenant damaged/cannot be repaired	420.00	Thermostat – broken/alteration by resident	45.00
Gas Tenant damaged/cannot be repaired	440.00	Thermostat-broken/alteration by resident (after-hours overtime rate)	105.00

DESCRIPTION	COST	DESCRIPTION	COST
MISC. CHARGES		Mt. Pleasant Seasonal Excess Electricity	25.00/mo.
Medicine cabinet	40.00	Kitchen Counter Top	Based on damages
		FEES & CHARGES	
Trash on lawn	25.00	Illegal parking grass	25.00
Smoke alarm (each)	35.00	Trash on lawn	25.00
Carbon Monoxide Detector	55.00	Remove pet waste	25.00
Light lens cover	15.00	Disable or Remove Smoke alarm by Tenant & cost of new smoke alarm	50.00
Interior door(s) (each)	80.00	Damage to grounds by vehicle	50.00
Exterior door(s) (each) (based on damages)	Up to \$1,200	Automotive repair-by resident	50.00
		REAC Quality Control Tenant Caused Failed Inspection	50.00
Return calls due to no entry (overtime rate)	50.00	KEY REPLACEMENT	
Return calls due to no entry	25.00	Apartment at MT. Pleasant, Bond St., Oval Grove	1.00
Return calls because of dogs, etc.	25.00	Mail box key	5.00
Floors damage/altered by residents	Based on damages	High Security Keys (Secure High rises)	25.00
Air Conditioner per unit	25.00/mo.	Individual(s) who lost their key, maybe responsible for the replacement cost for the entire building for high security keys	Cost determined at replacement time
Each additional Air Conditioner	20.00/mo.		
Smoke alarm cage (each)	40.00		
Light fixture	60.00		

- Work that is not covered in the schedule will be charged based on the actual cost of labor and materials to make needed repairs (including overtime, if applicable).
- Labor is included in all pricing listed.

(Reference Chapter 8 of the NBHA's Operations and Maintenance Plan)

Quality Control Inspection

The purpose of quality control inspection is to assure that all defects were identified in the original inspection, and that repairs were completed at an acceptable level of craftsmanship and within an acceptable time frame.