

August 13, 1969

Paint full

Mr. Irving Wisc, Director of Management
Harold Ginsburg, Paint Administrator
TENANT SELF-PAINTING

At the Authority Meeting of July 30, 1969, the Members directed that we select several projects for which painting bids were not received and institute a program for tenants to do their own painting, or hire painters, in some equitable reimbursement arrangement. Following is the outline of a proposed practical plan to implement the Authority decision:

AFFILIATION

However there are inordinate delays in scheduled apartment painting, those tenants whose apartments are past due would be advised of the delays and informed that they might select to do their own painting, or hire painters, and that the Authority will provide the paint and reimburse the tenants for the labor costs.

AMOUNT OF REIMBURSEMENT

A fair amount is \$20 per construction room for labor costs. The cost of the paint to the Authority would be approximately \$4.50 per room so that the total cost to the Authority will be \$24.50 per room as compared to the \$32.09 per average room presently paid to contractors at Federal projects, \$32.60 per room at State projects, and more than \$34.00 per room at City projects.

With respect to actual labor costs tenants might be expected to pay for painting, the following is noteworthy:

The Union wage rates for a painter in private real estate is presently \$5.10 per hour. An apprentice after 2 years gets \$3.83 per hour. If we assume that a skilled painter can paint a four (4) room apartment in two days, and an apprentice in three days, the labor costs which a tenant would have to pay would be as follows:

For an apprentice - 3 days (24 hours @ \$3.83 per hour) - \$80.43

For a Union painter - 2 days (16 hours @ \$5.10 per hour) - \$81.60

(It should be noted that the above does not include the 14% Fringe benefits and the \$3.00 per day Annuity.)

Thus, the \$20 per room figure we propose will achieve economies for the Authority and permit tenants who so choose to pay for labor costs.

METHOD OF REIMBURSEMENT

The reimbursement should be applied as deductions from rent payments. Following completion of the painting, the Paint Inspector will, by inspection, verify that the painting has been done, and certify to the project Manager that a rent reimbursement is in order.

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METHOD OF INSPECTION

The Paint Inspector will visit interested tenants prior to painting, and give the necessary instructions and presentations (see Instructions to Tenants below). He will inform the tenant that he will reinspect the completed paint job. Where necessary, he will arrange for plastering to be done prior to painting in accordance with our present practices.

Upon completion of the paint job, the inspector will revisit. His inspection will be merely to ascertain that the requirements of the Maintenance Code have been met; i.e., that the coverage is reasonable and that there is no scaling or peeling paint. In only exceptional cases where the painting is clearly unsatisfactory will the Inspector not certify for a rent reimbursement.

INSTRUCTIONS TO TENANTS

We propose to issue an instruction leaflet to tenants emphasizing the following:

- a) Use of proper materials - enamel on kitchen walls and metal surfaces; flat on other walls; industrial flat on ceilings.
- b) Proper preparation - removal of loose or peeling paint, removal of rust, washing of soiled surfaces.
- c) Orderly return of unused paint and paint cans.

It might be in order to give group instructions to tenants in cooperation with tenant organizations. We can arrange for qualified inspectors to give instructions.

PAINT AND PAINT MATERIALS

We propose to issue only paint, thinners and spackle. We might consider issuing also brushes, ladders, drop cloths and rollers, but this would require much time of staff in the issuance and control.

For a 4 room apartment, eight gallons are required. The approximate weight of a gallon of paint is 12 to 15 pounds so that a caretaker would have to deliver the paint to the apartment.

ISSUANCE AND CONTROL OF PAINT

This function will be the joint responsibility of the project Superintendent and Paint Inspector. We propose to use the usual stock room inventory cards and require the tenant to sign a suitable receipt for paint issued.

COLORS

We recommend that only the colors presently in use be permitted, i.e., 5 colors at the subsidized projects, and the usual 24 colors in the City program. This will avoid the need for priming in future repainting.

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COLORED (Cont'd.)

In some instances tenants may require priming to cover their existing colors, or in color selection in the City program. We propose that the primer paint be also issued without charge. The Paint Inspector will authorize the issuance of primer paint following his inspection.

HYPERMARKET PROGRAM

Although the Members limited this program to several projects for which bids were not received, I think it advisable to extend this approach especially to contractors who are far in arrears in scheduled painting. We will give such contractors due notice in writing of the need to increase their staff within a specified time and, upon their failure to do so, permit tenant self-painting in accordance with our proposed program. As you know, there are many projects at which contractors are in arrears. In the past, we used the technique of augmenting the contractor's staff with Authority painters and back-charging, but due to our backlog we absolutely can not do this at this time.

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