

Attachment 19: Supplemental Maintenance Wage & Fringe Benefit Rates

IFB Number: IFB #250-29-26

IFB Title: Painting of Units and Common Areas for Asset Management

Bidder Instructions

IMPORTANT NOTICE TO ALL BIDDERS: This Supplemental Maintenance Wage & Fringe Benefit Sheet must be used in direct conjunction with the attached official HUD Maintenance Wage Decision. Wherever the attached HUD Maintenance Wage Decision references "Per Union Agreement" or omits specific monetary fringe benefit values, bidders are strictly required to utilize the exact fixed-dollar amounts and formulas provided in this schedule to calculate baseline labor costs and construct their firm fixed-price bids.

Wage & Fringe Benefit Rate Schedule

Labor Classification	Base Hourly Wage (\$)	Total Hourly Fringe Benefit Amount (\$)	Total Hourly Prevailing Wage (\$) (Base + Fringe)
Bricklayer	\$30.6978	\$12.2791	\$42.9769
Carpenter	\$30.6978	\$12.2791	\$42.9769
Cement Finisher	\$30.6978	\$12.2791	\$42.9769
Electrician	\$30.6978	\$12.2791	\$42.9769
Electronic Technician	\$30.6978	\$12.2791	\$42.9769

Labor Classification	Base Hourly Wage (\$)	Total Hourly Fringe Benefit Amount (\$)	Total Hourly Prevailing Wage (\$) (Base + Fringe)
Equipment Repair	\$32.8837	\$13.1535	\$46.0372
Heavy Equipment Operator	\$27.4770	\$10.9908	\$38.4678
Janitor	\$27.4771	\$10.9908	\$38.4679
Laborer	\$32.1430	\$12.8572	\$45.0002
Locksmith	\$30.6978	\$12.2791	\$42.9769
Glazier	\$30.6978	\$12.2791	\$42.9769
Painter	\$30.6978	\$12.2791	\$42.9769
Plasterer	\$30.6978	\$12.2791	\$42.9769
Plumber	\$30.6978	\$12.2791	\$42.9769
RHVAC Technician	\$27.9689	\$11.1876	\$39.1565
Teamster Truck Driver	\$30.6978	\$12.2791	\$42.9769

Example Calculation for Bidders

The following mathematical breakdown illustrates the mandatory methodology for determining baseline prevailing labor costs:

- **Base Hourly Wage:** \$30.00 / hr
- **Union Fringe Benefit (e.g., 40% Pension & Welfare):** \$12.00 / hr ($\$30.00 \times 40\%$)
- **Total Mandatory Prevailing Wage: \$42.00 / hr** (\$30.00 Base + \$12.00 Fringe)

Note: This calculation methodology is the required standard for calculating baseline labor costs for all covered labor classifications under this contract.

Compliance Disclaimer: Statutory Taxes & Employer Contributions

LEGAL NOTICE: Statutorily mandated employer taxes and contributions—including, but not limited to, FICA (Social Security and Medicare), Federal Unemployment Tax (FUTA), State Unemployment Tax (SUTA), and Workers' Compensation coverage—are the exclusive statutory responsibility of the contractor. Under no circumstances may statutorily required taxes, insurance premiums, or mandated administrative contributions be credited toward satisfying the prevailing wage fringe benefit requirements set forth in this schedule or the HUD Maintenance Wage Decision.