

3.1 Local Operations Cost Indexes, Selected Areas

Area	Cost per GSFT *	Local Index	230 Area Ranking	Area	Cost per GSFT *	Local Index	230 Area Ranking
Akron, OH				Altus, OK			
Custodial	\$1.820	75.7	135	Custodial	\$1.808	75.2	143
Energy	\$2.058	72.9	110	Energy	\$1.531	54.2	206
Grounds	\$.210	83.2	168	Grounds	\$.213	84.5	161
M&R	\$2.981	95.7	73	M&R	\$2.619	84.1	172
Management	\$2.438	103.8	47	Management	\$2.074	88.2	219
Pest Control	\$.202	79.9	136	Pest Control	\$.180	71.2	196
Refuse	\$.071	97.4	89	Refuse	\$.069	95.0	138
Road Clearance	\$.039	279.9	29	Road Clearance	\$.006	44.1	162
Security	\$.423	83.9	100	Security	\$.333	66.0	231
Telecom	\$.567	108.9	130	Telecom	\$.568	109.0	92
Water/Sewer	\$.314	85.5	101	Water/Sewer	\$.152	41.5	217
Total	\$11.123	87.7	98	Total	\$9.552	75.3	219
Alamogordo, NM				Amarillo, TX			
Custodial	\$1.600	66.6	219	Custodial	\$1.522	63.3	228
Energy	\$1.780	63.1	158	Energy	\$2.262	80.1	85
Grounds	\$.192	76.1	212	Grounds	\$.182	72.1	225
M&R	\$2.379	76.4	229	M&R	\$2.574	82.6	190
Management	\$1.949	82.9	231	Management	\$2.088	88.9	215
Pest Control	\$.184	72.8	182	Pest Control	\$.233	92.3	51
Refuse	\$.067	92.6	197	Refuse	\$.068	94.0	165
Road Clearance	\$.007	48.2	158	Road Clearance	\$.013	94.8	120
Security	\$.369	73.1	212	Security	\$.592	117.3	2
Telecom	\$.568	109.0	92	Telecom	\$.574	110.2	76
Water/Sewer	\$.157	42.6	216	Water/Sewer	\$.195	53.0	196
Total	\$9.252	73.0	231	Total	\$10.303	81.3	171
Albany, NY				Anacortes, WA			
Custodial	\$2.048	85.2	65	Custodial	\$1.861	77.4	116
Energy	\$3.083	109.2	23	Energy	\$1.520	53.9	212
Grounds	\$.214	84.9	160	Grounds	\$.247	97.9	73
M&R	\$2.890	92.8	100	M&R	\$2.960	95.0	84
Management	\$2.395	101.9	68	Management	\$2.439	103.8	46
Pest Control	\$.230	91.2	56	Pest Control	\$.206	81.5	120
Refuse	\$.071	97.4	83	Refuse	\$.074	102.4	31
Road Clearance	\$.037	260.8	40	Road Clearance	\$.004	25.0	192
Security	\$.443	87.8	55	Security	\$.438	86.8	61
Telecom	\$.631	121.2	44	Telecom	\$.527	101.1	170
Water/Sewer	\$.450	122.2	30	Water/Sewer	\$.192	52.1	198
Total	\$12.492	98.5	35	Total	\$10.467	82.6	152
Albuquerque, NM				Anaheim, CA			
Custodial	\$1.737	72.2	177	Custodial	\$2.251	93.6	23
Energy	\$1.730	61.3	171	Energy	\$2.278	80.7	84
Grounds	\$.204	81.0	188	Grounds	\$.366	145.3	3
M&R	\$2.718	87.2	137	M&R	\$3.067	98.4	53
Management	\$2.128	90.5	192	Management	\$2.434	103.6	49
Pest Control	\$.220	87.2	82	Pest Control	\$.204	80.6	126
Refuse	\$.070	96.0	115	Refuse	\$.075	103.4	23
Road Clearance	\$.008	60.0	140	Road Clearance	\$.005	34.7	169
Security	\$.394	78.2	176	Security	\$.402	79.7	156
Telecom	\$.568	109.0	92	Telecom	\$.459	88.1	204
Water/Sewer	\$.150	40.9	219	Water/Sewer	\$.190	51.6	199
Total	\$9.928	78.3	195	Total	\$11.730	92.5	61

*Annual average costs of operating and maintaining the Two-Story Office Building shown in Chapter 2.

Note: Local Indexes are standardized (equal 100) for the Washington D.C. area.