

3.1 Local Maintenance Cost Indexes, Selected Areas

Area	Cost per GSFT *	Local Index	234 Area Ranking	Area	Cost per GSFT *	Local Index	234 Area Ranking
Akron, OH				Ann Arbor, MI			
PM & Minor Repair	\$.60	94.8	69	PM & Minor Repair	\$.74	115.5	15
Unscheduled Maintenance	\$.45	92.8	62	Unscheduled Maintenance	\$.56	116.3	15
Renewal & Replacement	\$1.93	96.6	79	Renewal & Replacement	\$2.14	107.3	19
Total Average Cost	\$2.98	95.7	73	Total Average Cost	\$3.44	110.4	16
Alamogordo, NM				Annapolis, MD			
PM & Minor Repair	\$.45	70.6	219	PM & Minor Repair	\$.56	87.7	113
Unscheduled Maintenance	\$.30	62.6	214	Unscheduled Maintenance	\$.41	84.7	110
Renewal & Replacement	\$1.63	81.5	228	Renewal & Replacement	\$2.00	100.1	49
Total Average Cost	\$2.38	76.4	229	Total Average Cost	\$2.97	95.2	79
Albany, NY				Atlanta, GA			
PM & Minor Repair	\$.57	89.4	103	PM & Minor Repair	\$.52	81.2	147
Unscheduled Maintenance	\$.41	84.4	113	Unscheduled Maintenance	\$.37	76.9	142
Renewal & Replacement	\$1.91	95.8	89	Renewal & Replacement	\$1.85	92.6	127
Total Average Cost	\$2.89	92.8	100	Total Average Cost	\$2.74	87.8	131
Albuquerque, NM				Atlantic City, NJ			
PM & Minor Repair	\$.56	87.2	118	PM & Minor Repair	\$.75	118.2	13
Unscheduled Maintenance	\$.40	82.4	120	Unscheduled Maintenance	\$.59	121.9	13
Renewal & Replacement	\$1.77	88.4	173	Renewal & Replacement	\$2.31	115.7	4
Total Average Cost	\$2.72	87.2	137	Total Average Cost	\$3.65	117.1	7
Altus, OK				Augusta, ME			
PM & Minor Repair	\$.50	78.4	170	PM & Minor Repair	\$.51	79.6	156
Unscheduled Maintenance	\$.35	73.1	166	Unscheduled Maintenance	\$.35	73.8	159
Renewal & Replacement	\$1.77	88.5	171	Renewal & Replacement	\$1.73	86.8	198
Total Average Cost	\$2.62	84.1	172	Total Average Cost	\$2.60	83.3	185
Amarillo, TX				Austin, TX			
PM & Minor Repair	\$.51	79.3	160	PM & Minor Repair	\$.48	75.3	193
Unscheduled Maintenance	\$.36	74.0	156	Unscheduled Maintenance	\$.32	66.5	207
Renewal & Replacement	\$1.71	85.7	209	Renewal & Replacement	\$1.82	91.0	151
Total Average Cost	\$2.57	82.6	190	Total Average Cost	\$2.62	84.0	174
Anacortes, WA				Bakersfield, CA			
PM & Minor Repair	\$.64	100.7	42	PM & Minor Repair	\$.62	96.6	59
Unscheduled Maintenance	\$.48	100.0	41	Unscheduled Maintenance	\$.45	94.4	54
Renewal & Replacement	\$1.84	91.9	134	Renewal & Replacement	\$1.94	96.9	77
Total Average Cost	\$2.96	95.0	84	Total Average Cost	\$3.01	96.5	66
Anaheim, CA				Baltimore, MD			
PM & Minor Repair	\$.64	99.8	44	PM & Minor Repair	\$.56	87.7	114
Unscheduled Maintenance	\$.47	98.7	46	Unscheduled Maintenance	\$.41	84.7	111
Renewal & Replacement	\$1.96	98.0	69	Renewal & Replacement	\$2.00	100.0	51
Total Average Cost	\$3.07	98.4	53	Total Average Cost	\$2.96	95.1	81
Anchorage, AK				Baton Rouge, LA			
PM & Minor Repair	\$.73	113.9	17	PM & Minor Repair	\$.50	77.8	174
Unscheduled Maintenance	\$.55	114.0	20	Unscheduled Maintenance	\$.35	72.3	171
Renewal & Replacement	\$1.91	95.5	98	Renewal & Replacement	\$1.88	93.9	111
Total Average Cost	\$3.18	102.1	41	Total Average Cost	\$2.72	87.3	136

*Annual average costs, over a 50 year service life, of maintaining the 2 Story Office Building shown in Chapter 2.

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