

### 3.1 Local Maintenance Cost Indexes, Selected Metro Area

Area	Cost per GSFT *	Local Index	210 Area Ranking	Area	Cost per GSFT *	Local Index	210 Area Ranking
<b>Akron, OH</b>				<b>Atlanta, GA</b>			
PM & Minor Repair	\$ .44	95.0	76	PM & Minor Repair	\$0.38	82.5	131
Unscheduled Maintenance	\$ .31	94.0	75	Unscheduled Maintenance	\$0.26	78.7	132
Renewal & Replacement	\$1.74	101.3	70	Renewal & Replacement	\$1.60	93.1	103
Total Average Cost	\$2.49	99.2	74	Total Average Cost	\$2.24	89.3	110
<b>Alamogordo, NM</b>				<b>Atlantic City, NJ</b>			
PM & Minor Repair	\$ .31	66.9	187	PM & Minor Repair	\$0.56	120.8	15
Unscheduled Maintenance	\$ .20	59.9	187	Unscheduled Maintenance	\$0.41	125.2	15
Renewal & Replacement	\$1.51	87.5	136	Renewal & Replacement	\$2.14	124.5	7
Total Average Cost	\$2.01	80.1	160	Total Average Cost	\$3.11	123.9	12
<b>Albany, NY</b>				<b>Austin, TX</b>			
PM & Minor Repair	\$ .45	97.0	68	PM & Minor Repair	\$0.35	74.3	158
Unscheduled Maintenance	\$ .31	96.2	68	Unscheduled Maintenance	\$0.23	68.9	158
Renewal & Replacement	\$1.56	90.8	115	Renewal & Replacement	\$1.49	86.8	140
Total Average Cost	\$2.33	92.6	102	Total Average Cost	\$2.06	82.1	147
<b>Albuquerque, NM</b>				<b>Bakersfield, CA</b>			
PM & Minor Repair	\$ .39	84.3	125	PM & Minor Repair	\$0.47	100.3	59
Unscheduled Maintenance	\$ .26	80.9	125	Unscheduled Maintenance	\$0.33	100.2	59
Renewal & Replacement	\$1.50	87.3	138	Renewal & Replacement	\$1.75	101.6	67
Total Average Cost	\$2.16	85.9	125	Total Average Cost	\$2.54	101.2	61
<b>Altus, OK</b>				<b>Baltimore, MD</b>			
PM & Minor Repair	\$ .36	76.5	150	PM & Minor Repair	\$0.44	94.8	78
Unscheduled Maintenance	\$ .23	71.4	150	Unscheduled Maintenance	\$0.31	93.7	78
Renewal & Replacement	\$1.46	85.1	150	Renewal & Replacement	\$1.75	101.5	68
Total Average Cost	\$2.05	81.7	149	Total Average Cost	\$2.49	99.2	75
<b>Amarillo, TX</b>				<b>Battle Creek, MI</b>			
PM & Minor Repair	\$ .32	68.5	179	PM & Minor Repair	\$0.44	95.4	73
Unscheduled Maintenance	\$ .20	61.8	179	Unscheduled Maintenance	\$0.31	94.2	73
Renewal & Replacement	\$1.34	77.8	187	Renewal & Replacement	\$1.57	91.2	112
Total Average Cost	\$1.86	74.0	188	Total Average Cost	\$2.32	92.4	104
<b>Anaheim, CA</b>				<b>Beaufort, SC</b>			
PM & Minor Repair	\$ .50	106.4	47	PM & Minor Repair	\$0.19	40.6	210
Unscheduled Maintenance	\$ .35	107.6	47	Unscheduled Maintenance	\$0.09	27.9	210
Renewal & Replacement	\$1.83	106.1	36	Renewal & Replacement	\$1.28	74.7	199
Total Average Cost	\$2.67	106.4	40	Total Average Cost	\$1.56	62.3	210
<b>Anchorage, AK</b>				<b>Beaumont, TX</b>			
PM & Minor Repair	\$ .53	114.7	20	PM & Minor Repair	\$0.36	76.9	148
Unscheduled Maintenance	\$ .38	117.6	20	Unscheduled Maintenance	\$0.23	71.9	148
Renewal & Replacement	\$1.80	104.7	51	Renewal & Replacement	\$1.52	88.6	130
Total Average Cost	\$2.72	108.3	34	Total Average Cost	\$2.12	84.3	134
<b>Ann Arbor, MI</b>				<b>Billings, MT</b>			
PM & Minor Repair	\$ .42	89.6	101	PM & Minor Repair	\$0.39	83.9	128
Unscheduled Maintenance	\$ .29	87.2	102	Unscheduled Maintenance	\$0.26	80.3	128
Renewal & Replacement	\$1.69	98.3	81	Renewal & Replacement	\$1.37	79.8	177
Total Average Cost	\$2.39	95.2	87	Total Average Cost	\$2.03	80.6	153

\*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.