3. Local M&R Costs

The statistics in this chapter focus on local maintenance costs for 210 major U.S. and Canadian metropolitan areas. Three types of measures are presented:

Section 3.1: **Local maintenance cost indexes** measure M&R costs across metro areas.

Section 3.2: **In-house shop rates** for trades and supervisory positions common to facility staff.

Section 3.3: **Contract labor rates** for trades common in M&R construction.

The local maintenance cost index is based on the M&R costs of the 2 Story Office Building (shown in Chapter 2) standardized to the Washington, D.C. area. The range of the index is considerable, as Table 3-1 indicates. Costs in New York, NY are an estimated 55% higher than those in Washington, D.C. for the same building. In the other direction, M&R costs in Beaufort, SC are an estimated 38% lower than the Washington, D.C. value. This index can be used for simple comparisons among metro areas, and also used to adjust the cost profiles in Chapter 2 for metro areas other than Washington, D.C.

Table 3-1
Comparison of M&R Costs by Metro Area

Metro Area	Local Maintenance Cost Index*	Metro Area	Local Maintenance Cost Index*	Metro Area	Local Maintenance Cost Index*	Metro Area	Local Maintenance Cost Index*
New York, NY	154.7	San Diego, CA	102.2	Atlanta, GA	89.3	Biloxi, MS	77.5
Yonkers, NY	142.8	Gary, IN	102.1	Manchester, NH	88.9	Fort Smith, AR	77.5
Newark, NJ	130.1	Reading, PA	101.7	Pueblo, CO	88.1	Great Falls, MT	77.4
Trenton, NJ	129.9	Scranton, PA	101.5	Saginaw, MI	88.1	Newport News, VA	77.4
Jersey City, NJ	129.9	Seattle, WA	101.3	Bowling Green, KY	87.9	Macon, GA	77.2
San Francisco, CA	129.2	Indianapolis, IN	101.2	Spokane, WA	87.4	Tuscaloosa, AL	77.0
Stamford, CT	128.9	Bakersfield, CA	101.2	Houston, TX	87.3	Shreveport, LA	77.0
Philadelphia, PA	127.6	Buffalo, NY	101.0	Omaha, NE	87.1	Wichita Falls, TX	76.5
New Brunswick, NJ	125.8	Medford, OR	100.8	Watertown, NY	86.9	Knoxville, TN	76.3
Camden, NJ	125.3	Springfield, MA	100.2	Springfield, MO	86.8	Fargo, ND	76.1
San Jose, CA	124.2	Charleston, WV	100.2	Owensboro, KY	86.6	Orlando, FL	75.8
Atlantic City, NJ	123.9	Fresno, CA	100.2	Memphis, TN	86.3	Corpus Christi, TX	75.2
Oakland, CA	123.2	Washington, D.C.	100.0	Kalamazoo, MI	86.2	Tampa, FL	74.7
Honolulu, HI	123.0	Duluth, MN	100.0	Boulder, CO	86.2	Burlington, VT	74.2
Hilo, HI	123.0	Columbus, OH	99.7	Concord, NH	86.1	Rutland, VT	74.0
Boston, MA	119.7	Harrisburg, PA	99.7	Albuquerque, NM	85.9	Bismarck, ND	74.0
Chicago, IL	115.6	Terre Haute, IN	99.5	Fort Lauderdale, FL	85.5	Amarillo, TX	74.0
Lowell, MA	115.6	Tacoma, WA	99.4	Phoenix, AZ	85.4	Hampton, VA	73.7
Waterbury, CT	115.4	Olympia, WA	99.3	Sioux City, IA	84.9	Sioux Falls, SD	73.5
Norwalk, CT	115.2	Akron, OH	99.2	Colorado Springs, CO	84.6	Raleigh-Durham, NC	72.9
Danbury, CT	115.1	Baltimore, MD	99.2	Daytona Beach, FL	84.6	Savannah, GA	72.5
Wilmington, DE	111.7	Cedar Rapids, IA	98.9	Huntsville, AL	84.4	Chattanooga, TN	72.4
Kansas City, MO	110.5	Springfield, OH	98.5	Beaumont, TX	84.3	El Paso, TX	72.2
Detroit, MI	110.5	Dayton, OH	98.2	Birmingham, AL	84.2	Tulsa, OK	70.2
Juneau, AK	110.1	Moline, IL	97.5	Marquette, MI	84.2	Cheyenne, WY	69.4
Hartford, CT	110.1	Madison, WI	97.3	Boise, ID	83.8	Grand Rapids, MI	69.2
Minneapolis, MN	110.1	Kokomo, IN	97.1	New Orleans, LA	83.8	Winston-Salem, NC	69.1
Fall River, MA	109.5	Cincinnati, OH	96.8	Miami, FL	83.8	Roanoke, VA	69.0
St. Louis, MO	109.2	Youngstown, OH	96.6	Nashville, TN	83.1	Columbus, GA	68.3
Norwich, CT	108.9	Rochester, NY	96.6	Richmond, VA	83.1	Lubbock, TX	67.3
Los Angeles, CA	108.7	Davenport, IA	96.0	San Antonio, TX	82.9	Charlotte, NC	66.7
Fairbanks, AK	108.7	Evansville, IN	95.4	Tucson, AZ	82.8	Columbia, SC	65.7
New Haven, CT	108.6	Ann Arbor, MI	95.2	Wichita, KS	82.5	Rapid City, SD	65.7
Anchorage, AK	108.3	Peoria, IL	95.1	Austin, TX	82.1	Charleston, SC	65.6
Stockton, CA	108.2	Richland, WA	95.0	Lawton, OK	81.7	Tallahassee, FL	65.1
Pittsburgh, PA	108.1	Rochester, MN	94.9	Altus, OK	81.7	Greensboro, NC	64.8
Sacramento, CA	106.9	Eau Claire, WI	94.3	Portland, ME	81.6	Jackson, MS	64.5
Brockton, MA	106.7	Louisville, KY	94.3	Lewiston, ME	81.6	Beaufort, SC	62.3
Santa Barbara, CA	106.4	Flint, MI	94.1	Pocatello, ID	80.8		
Anaheim, CA	106.4	Erie, PA	93.9	Billings, MT	80.6	**Canadian Cities+**	
Oxnard, CA	106.1	South Bend, IN	93.5	Little Rock, AR	80.6		
Salem, OR	105.9	Topeka, KS	93.5	Salt Lake City, UT	80.4	Toronto, Ontario	90.5
Worcester, MA	105.6	Carson City, NV	93.4	Oklahoma City, OK	80.3	Hamilton, Ontario	85.7
Riverside, CA	105.6	Reno, NV	93.4	Jacksonville, FL	80.3	London, Ontario	84.3
Cleveland, OH	105.6	Cumberland, MD	93.0	Las Cruces, NM	80.1	Ottawa, Ontario	84.0
Eugene, OR	105.6	Muncie, IN	93.0	Norfolk, VA	80.1	Vancouver, BC	83.5
Providence, RI	105.5	Syracuse, NY	92.8	Alamogordo, NM	80.1	Calgary, Alberta	78.8
Las Vegas, NV	104.9	Albany, NY	92.6	Virginia Beach, VA	79.9	Edmonton, Alberta	77.8
Rockford, IL	104.1	Lansing, MI	92.5	Dallas, TX	79.2	Montreal, Quebec	76.1
Parkersburg, WV	103.6	Battle Creek, MI	92.4	Waco, TX	79.2	Quebec City, Quebec	75.5
Milwaukee, WI	103.2	Utica, NY	92.2	Fort Worth, TX	78.5	Winnipeg, Manitoba	67.8
Toledo, OH	102.7	Green Bay, WI	91.9	Mobile, AL	78.3		
Springfield, IL	102.4	Denver, CO	90.5	Ogden, UT	78.0		
Portland, OR	102.2	Des Moines, IA	89.3	Lexington, KY	77.7		

*Total average cost, Washington D.C.=100

+Adjusted using 3/30/07 exchange rate from the Federal Reserve Bank of New York