

3.1 Local Operation Cost Indexes, Selected Metro Areas

Area	Cost per GSFT *	Local Index	210 Area Ranking	Area	Cost per GSFT *	Local Index	210 Area Ranking
Akron, OH				Altus, OK			
Custodial	\$0.902	88.3	105	Custodial	\$0.847	82.9	193
Energy	\$1.774	86.1	109	Energy	\$1.666	80.8	141
Grounds	\$0.166	86.6	105	Grounds	\$0.154	80.4	193
M&R	\$2.338	100.8	72	M&R	\$1.901	82.0	145
Management	\$2.182	93.3	103	Management	\$2.110	90.2	191
Pest Control	\$0.065	92.9	103	Pest Control	\$0.063	89.7	193
Refuse	\$0.071	92.9	105	Refuse	\$0.068	89.7	193
Road Clearance	\$0.018	92.3	105	Road Clearance	\$0.018	88.8	193
Security	\$0.493	84.5	103	Security	\$0.452	77.5	193
Telecom	\$0.459	94.8	105	Telecom	\$0.448	92.4	193
Water/Sewer	\$0.184	94.1	103	Water/Sewer	\$0.179	91.4	191
Total	\$8.653	92.4	83	Total	\$7.906	84.4	170
Alamogordo, NM				Amarillo, TX			
Custodial	\$0.823	80.5	209	Custodial	\$0.854	83.6	190
Energy	\$1.740	84.4	122	Energy	\$1.923	93.3	85
Grounds	\$0.149	77.7	209	Grounds	\$0.156	81.2	190
M&R	\$1.851	79.8	158	M&R	\$1.682	72.6	188
Management	\$2.078	88.8	207	Management	\$2.119	90.6	188
Pest Control	\$0.062	88.3	209	Pest Control	\$0.063	90.1	190
Refuse	\$0.067	88.3	209	Refuse	\$0.068	90.1	190
Road Clearance	\$0.017	87.2	209	Road Clearance	\$0.018	89.2	190
Security	\$0.434	74.4	209	Security	\$0.457	78.4	190
Telecom	\$0.442	91.4	209	Telecom	\$0.449	92.7	190
Water/Sewer	\$0.177	90.2	207	Water/Sewer	\$0.180	91.7	188
Total	\$7.840	83.7	179	Total	\$7.970	85.1	162
Albany, NY				Anaheim, CA			
Custodial	\$0.938	91.7	55	Custodial	\$0.909	89.0	92
Energy	\$3.016	146.3	4	Energy	\$2.328	112.9	36
Grounds	\$0.174	90.5	57	Grounds	\$0.225	117.0	1
M&R	\$2.173	93.7	100	M&R	\$2.592	111.8	36
Management	\$2.229	95.3	55	Management	\$2.077	88.7	209
Pest Control	\$0.067	95.0	55	Pest Control	\$0.065	92.2	126
Refuse	\$0.072	95.0	55	Refuse	\$0.072	94.5	62
Road Clearance	\$0.019	94.6	57	Road Clearance	\$0.020	100.2	4
Security	\$0.520	89.1	55	Security	\$0.482	82.7	134
Telecom	\$0.466	96.3	57	Telecom	\$0.475	98.2	27
Water/Sewer	\$0.188	95.8	55	Water/Sewer	\$0.168	85.6	209
Total	\$9.860	105.3	25	Total	\$9.412	100.5	44
Albuquerque, NM				Anchorage, AK			
Custodial	\$0.881	86.2	151	Custodial	\$0.980	95.9	27
Energy	\$1.691	82.0	137	Energy	\$2.384	115.7	35
Grounds	\$0.162	84.2	151	Grounds	\$0.183	95.3	29
M&R	\$1.991	85.9	126	M&R	\$2.592	111.8	35
Management	\$2.155	92.1	149	Management	\$2.284	97.6	27
Pest Control	\$0.064	91.7	151	Pest Control	\$0.068	97.5	27
Refuse	\$0.070	91.7	151	Refuse	\$0.074	97.5	27
Road Clearance	\$0.018	91.0	151	Road Clearance	\$0.019	97.3	29
Security	\$0.477	81.9	151	Security	\$0.551	94.5	27
Telecom	\$0.455	93.9	151	Telecom	\$0.475	98.2	29
Water/Sewer	\$0.182	93.1	149	Water/Sewer	\$0.192	97.9	27
Total	\$8.146	87.0	145	Total	\$9.803	104.7	27

*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.