GENERAL SERVICES ADMINISTRATION
Federal Acquisition Service
Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create and electronic delivery order is available through GSA Advantage, a menu-driven database system. The INTERNET address for GSA Advantage is http://www.gsaadvantage.gov

Schedule for Facilities Maintenance and Management

Federal Supply Group: 03FAC
SINs: 811-002, 811-005, 871-203, 871-204,
871-205, 871-206, 871-207, 871-208, 271-209, 871-210, & 003-97

Contract Number: GS06F0069N
Contract Period: Sep 26, 2003 to Sep 25, 2018.

Contractor: ABM
551 Fifth Ave Ste 300
New York, NY 10176
Business Size: Large Business
Telephone: 212-297-0200
WEBSITE: http://www.abm.com/

Director of Government Sales: Gregory Franks
Huntsville, AL 35803
Mobile: (256) 553-2327
gregory.franks@abm.com

Electronic Business POC: Thor O. Emblem
3940 Ruffin Road Suite C,
San Diego, CA 92123
Business: 858-503-1775
thor.emblem@abm.com

Customer Information:

1. **Maximum Order**: $1,000,000.00

2. **Minimum Order**: $100

3. **Geographic Coverage**: 48 contiguous States, District of Columbia, Alaska, Hawaii & Puerto Rico

4. **Points of production**: United States

5. **Discount from list prices or statement of net price**: All GSA Prices are Net Price.

6. **Volume Discounts**: 1% for single orders over $700,000.00

7. **Prompt payment terms**: 1%, Net 30 days; 2%, Net 10 days

8. **Government purchase cards**: accepted at the micro-purchase threshold and above the micro-purchase threshold

9. **Time of delivery:** Deliver time will be negotiated with the Ordering Agency

10. **Overnight and 2 day delivery:** Not Applicable

11. **Urgent Requirements:** Clause I-FSS-140-B applies

12. **Ordering address:**

Point of Contact: Leatrice Wilson-Cramer
ABM
5300 S. Eastern Ave. Suite #100
Los Angeles, CA 90040
(323) 234-2001 x 770111 (Office)
(866) 659-7727 (Efax)
leatrice.wilsoncramer@abm.com

13. **Ordering procedures**: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's), are found in Federal Acquisition Regulation (FAR) 8405-3

14. **Data universal Number System (DUNS) Number**: 006911622

15. **Notification regarding registration in System Acquisition Management**: Registered

Federal Supply Schedule 03FAC: Facilities Maintenance and Management

Awarded Special Item Numbers (SINs):

- 811-002 - Complete Facilities Maintenance - This category covers services related to the complete operations, maintenance and repairs of federal facilities and could include green maintenance.

- 811-005 - Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance - Services related to providing heating and ventilation services. Service could include, but are not limited to, cleaning; air balancing; restoration and de-contamination of HVAC systems or any combination of providing plant equipment; materials; tools; transportation; supervision; labor to perform all repairs; periodic preventative maintenance (PPM); and emergency service work calls to ensure continual operations of refrigeration; heating; ventilation; air conditioner; boiler; Geothermal heat pump systems; renewable energy systems; and boiler and chiller systems.

REGIONAL HOURLY ELEVATOR RATES BY JOB DESCRIPTION
For O'Connor and Fierce Associates

JOB/SERVICE DESCRIPTION	BOSTON (Graham?)	NEW YORK (Graham?)	PHILADELPHIA (Graham?)	ATLANTA (Smith)	CHICAGO (Fatigati)	KANSAS CITY (LaMartina?)	FORT WORTH (Parker)	DENVER (Fricke)	SAN FRANCISCO (Schellenberg)	AUBURN, WA (Schellenberg?)	WASHINGTON (Avery)
Journeyman/Mechanic	$186.00	$186.00	$158.00	$134.00	$145.00	$145.00	$112.00	$120.00	$174.00	$174.00	$135.00
Apprentice 1	$149.00	$149.00	$126.00	$96.00	$80.00	$80.00	$80.00	$96.00	$95.70	$95.70	$95.00
Apprentice 2	$130.00	$130.00	$111.00	$84.00	$95.00	$95.00	$80.00	$84.00	$113.00	$113.00	$83.00
Apprentice 3	$112.00	$112.00	$95.00	$72.00	$100.00	$100.00	$80.00	$72.00	$122.00	$122.00	$71.00
Apprentice 4	$93.00	$93.00	$79.00	$60.00	$115.00	$115.00	$80.00	$60.00	$140.00	$140.00	$63.00

	BOMA AVERAGE $/SQ. FT	ABM $/SQ. FT.
Atlanta, GA, Suburban, All Sizes, Private	0.83	0.81
Atlanta, GA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.87	0.84
Atlanta, GA, Suburban, 300,000 - 599,999 Sq Ft, Private	0.86	0.83
Atlanta, GA, Suburban, 600,000+ Sq Ft, Private	0.72	0.70
Austin, TX, Suburban, All Sizes, Private	0.90	0.87
Austin, TX, Suburban, < 50,000 Sq Ft, Private	0.87	0.84
Austin, TX, Suburban, 50,000 - 99,999 Sq Ft, Private	0.79	0.77
Austin, TX, Suburban, 100,000 - 299,999 Sq Ft, Private	0.96	0.93
Baltimore, MD, Suburban, All Sizes, Private	1.17	1.13
Baltimore, MD, Suburban, 100,000 - 299,999 Sq Ft, Private	1.30	1.26
Birmingham, AL, Suburban, All Sizes, Private	0.82	0.80
Birmingham, AL, Suburban, 50,000 - 99,999 Sq Ft, Private	0.81	0.79
Birmingham, AL, Suburban, 100,000 - 299,999 Sq Ft, Private	0.82	0.80
Boston, MA, Suburban, All Sizes, Private	1.07	1.04
Boston, MA, Suburban, < 50,000 Sq Ft, Private	1.22	1.18
Boston, MA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.04	1.01
Boston, MA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.98	0.95
Boston, MA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.15	1.12
Bridgeport, CT, Suburban, All Sizes, Private	0.91	0.88
Bridgeport, CT, Suburban, < 50,000 Sq Ft, Private	0.80	0.78
Charlotte, NC, Suburban, All Sizes, Private	0.92	0.89
Charlotte, NC, Suburban, < 50,000 Sq Ft, Private	1.16	1.13
Charlotte, NC, Suburban, 50,000 - 99,999 Sq Ft, Private	0.98	0.95
Charlotte, NC, Suburban, 100,000 - 299,999 Sq Ft, Private	0.90	0.87
Cincinnati, OH, Suburban, All Sizes, Private	1.36	1.32
Cleveland, OH, Suburban, All Sizes, Private	1.04	1.01
Cleveland, OH, Suburban, < 50,000 Sq Ft, Private	1.45	1.41
Columbus, OH, Suburban, All Sizes, Private	1.24	1.20
Columbus, OH, Suburban, < 50,000 Sq Ft, Private	1.30	1.26
Columbus, OH, Suburban, 50,000 - 99,999 Sq Ft, Private	1.34	1.30
Columbus, OH, Suburban, 100,000 - 299,999 Sq Ft, Private	1.12	1.09
DAllas, TX, Suburban, All Sizes, Private	0.75	0.73
DAllas, TX, Suburban, < 50,000 Sq Ft, Private	0.78	0.76
DAllas, TX, Suburban, 50,000 - 99,999 Sq Ft, Private	0.77	0.75
DAllas, TX, Suburban, 100,000 - 299,999 Sq Ft, Private	0.76	0.74
DAllas, TX, Suburban, 300,000 - 599,999 Sq Ft, Private	0.77	0.75
DAllas, TX, Suburban, 600,000+ Sq Ft, Private	0.70	0.68
Dayton, OH, Suburban, All Sizes, Private	0.71	0.69
Denver, CO, Suburban, All Sizes, Private	0.93	0.90
Denver, CO, Suburban, < 50,000 Sq Ft, Private	1.18	1.14
Denver, CO, Suburban, 50,000 - 99,999 Sq Ft, Private	0.98	0.95
Denver, CO, Suburban, 100,000 - 299,999 Sq Ft, Private	0.91	0.88
Detroit, MI, Suburban, All Sizes, Private	1.39	1.35
Detroit, MI, Suburban, 50,000 - 99,999 Sq Ft, Private	1.46	1.42
Detroit, MI, Suburban, 100,000 - 299,999 Sq Ft, Private	1.27	1.23
Detroit, MI, Suburban, 300,000 - 599,999 Sq Ft, Private	1.41	1.37
Fayetteville, AR, Suburban, All Sizes, Private	1.03	1.00
Fort Lauderdale, FL, Suburban, All Sizes, Private	0.90	0.87

Fort Worth, TX, Suburban, All Sizes, Private	0.88	0.85
Fort Worth, TX, Suburban, 50,000 - 99,999 Sq Ft, Private	0.73	0.71
Fort Worth, TX, Suburban, 100,000 - 299,999 Sq Ft, Private	0.66	0.64
Grand Rapids, MI, Suburban, All Sizes, Private	1.40	1.36
Grand Rapids, MI, Suburban, < 50,000 Sq Ft, Private	1.45	1.41
Grand Rapids, MI, Suburban, 50,000 - 99,999 Sq Ft, Private	1.36	1.32
Hartford, CT, Suburban, All Sizes, Private	1.08	1.05
Hartford, CT, Suburban, < 50,000 Sq Ft, Private	1.49	1.45
Hartford, CT, Suburban, 50,000 - 99,999 Sq Ft, Private	0.93	0.90
Hartford, CT, Suburban, 100,000 - 299,999 Sq Ft, Private	1.09	1.06
Houston, TX, Suburban, All Sizes, Private	0.86	0.83
Houston, TX, Suburban, < 50,000 Sq Ft, Private	1.13	1.10
Houston, TX, Suburban, 50,000 - 99,999 Sq Ft, Private	0.90	0.87
Houston, TX, Suburban, 100,000 - 299,999 Sq Ft, Private	0.78	0.76
Houston, TX, Suburban, 300,000 - 599,999 Sq Ft, Private	0.89	0.86
Houston, TX, Suburban, 600,000+ Sq Ft, Private	0.89	0.86
Indianapolis, IN, Suburban, All Sizes, Private	1.08	1.05
Indianapolis, IN, Suburban, < 50,000 Sq Ft, Private	1.23	1.19
Indianapolis, IN, Suburban, 50,000 - 99,999 Sq Ft, Private	1.11	1.08
Indianapolis, IN, Suburban, 100,000 - 299,999 Sq Ft, Private	1.13	1.10
Kansas City, MO/KS, Suburban, All Sizes, Private	1.12	1.09
Kansas City, MO/KS, Suburban, < 50,000 Sq Ft, Private	1.28	1.24
Kansas City, MO/KS, Suburban, 100,000 - 299,999 Sq Ft, Private	1.11	1.08
Little Rock, AR, Suburban, All Sizes, Private	0.90	0.87
Little Rock, AR, Suburban, < 50,000 Sq Ft, Private	0.91	0.88
Little Rock, AR, Suburban, 50,000 - 99,999 Sq Ft, Private	0.82	0.80
Long Beach, CA, Suburban, All Sizes, Private	1.09	1.06
Long Beach, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.22	1.18
Los Angeles, CA, Suburban, All Sizes, Private	1.35	1.31
Los Angeles, CA, Suburban, < 50,000 Sq Ft, Private	1.67	1.62
Los Angeles, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.30	1.26
Los Angeles, CA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.34	1.30
Louisville, KY, Suburban, All Sizes, Private	0.60	0.58
Macon, GA, Suburban, All Sizes, Private	1.03	1.00
Macon, GA, Suburban, < 50,000 Sq Ft, Private	1.02	0.99
Memphis, TN, Suburban, All Sizes, Private	1.04	1.01
Memphis, TN, Suburban, < 50,000 Sq Ft, Private	1.08	1.05
Memphis, TN, Suburban, 100,000 - 299,999 Sq Ft, Private	1.03	1.00
Miami, FL, Suburban, All Sizes, Private	1.10	1.07
Minneapolis, MN, Suburban, All Sizes, Private	1.28	1.24
Minneapolis, MN, Suburban, 50,000 - 99,999 Sq Ft, Private	1.23	1.19
Minneapolis, MN, Suburban, 100,000 - 299,999 Sq Ft, Private	1.28	1.24
Montgomery, AL, Suburban, All Sizes, Private	0.73	0.71
Montgomery, AL, Suburban, 50,000 - 99,999 Sq Ft, Private	0.76	0.74
Nashville, TN, Suburban, All Sizes, Private	0.76	0.74
Nashville, TN, Suburban, < 50,000 Sq Ft, Private	1.18	1.14
Nashville, TN, Suburban, 100,000 - 299,999 Sq Ft, Private	0.73	0.71
New Orleans, LA, Suburban, All Sizes, Private	0.77	0.75
Oakland, CA, Suburban, All Sizes, Private	1.16	1.13
Oakland, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.37	1.33

Oakland, CA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.35	1.31
Oklahoma City, OK, Suburban, All Sizes, Private	0.78	0.76
Oklahoma City, OK, Suburban, < 50,000 Sq Ft, Private	0.96	0.93
Oklahoma City, OK, Suburban, 50,000 - 99,999 Sq Ft, Private	0.57	0.55
Oklahoma City, OK, Suburban, 100,000 - 299,999 Sq Ft, Private	0.78	0.76
Omaha, NE, Suburban, All Sizes, Private	1.01	0.98
Omaha, NE, Suburban, < 50,000 Sq Ft, Private	1.07	1.04
Omaha, NE, Suburban, 50,000 - 99,999 Sq Ft, Private	0.91	0.88
Orange County, CA, Suburban, All Sizes, Private	1.09	1.06
Orange County, CA, Suburban, < 50,000 Sq Ft, Private	1.09 *	1.06
Orange County, CA, Suburban, 50,000 - 99,999 Sq Ft, Private	0.79	0.77
Orange County, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.10	1.07
Orange County, CA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.09	1.06
Orlando, FL, Suburban, All Sizes, Private	1.02	0.99
Orlando, FL, Suburban, 100,000 - 299,999 Sq Ft, Private	1.02	0.99
Philadelphia, PA, Suburban, All Sizes, Private	1.17	1.13
Philadelphia, PA, Suburban, < 50,000 Sq Ft, Private	1.06	1.03
Philadelphia, PA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.23	1.19
Philadelphia, PA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.26	1.22
Phoenix, AZ, Suburban, All Sizes, Private	0.90	0.87
Phoenix, AZ, Suburban, 50,000 - 99,999 Sq Ft, Private	0.94	0.91
Phoenix, AZ, Suburban, 100,000 - 299,999 Sq Ft, Private	0.88	0.85
Pittsburgh, PA, Suburban, All Sizes, Private	1.66	1.61
Pittsburgh, PA, Suburban, < 50,000 Sq Ft, Private	1.67	1.62
Portland, OR, Suburban, All Sizes, Private	1.08	1.05
Portland, OR, Suburban, 50,000 - 99,999 Sq Ft, Private	1.13	1.10
Portland, OR, Suburban, 100,000 - 299,999 Sq Ft, Private	1.13	1.10
Raleigh, NC, Suburban, All Sizes, Private	0.93	0.90
Raleigh, NC, Suburban, < 50,000 Sq Ft, Private	0.93 *	0.90
Raleigh, NC, Suburban, 50,000 - 99,999 Sq Ft, Private	0.96	0.93
Raleigh, NC, Suburban, 100,000 - 299,999 Sq Ft, Private	0.92	0.89
Riverside/San Bernadino, CA, Suburban, All Sizes, Private	0.81	0.79
Riverside/San Bernadino, CA, Suburban, 50,000 - 99,999 Sq Ft, Private		0.00
Sacramento, CA, Suburban, All Sizes, Private	0.88	0.85
Sacramento, CA, Suburban, < 50,000 Sq Ft, Private	0.87	0.84
Sacramento, CA, Suburban, 50,000 - 99,999 Sq Ft, Private	0.87	0.84
Sacramento, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.89	0.86
Saint Louis, MO, Suburban, All Sizes, Private	1.46	1.42
Saint Louis, MO, Suburban, < 50,000 Sq Ft, Private	1.80	1.75
Saint Louis, MO, Suburban, 50,000 - 99,999 Sq Ft, Private	1.44	1.40
Saint Louis, MO, Suburban, 100,000 - 299,999 Sq Ft, Private	1.68	1.63
Saint Paul, MN, Suburban, All Sizes, Private	1.38	1.34
Saint Paul, MN, Suburban, 50,000 - 99,999 Sq Ft, Private	1.50	1.46
Salt Lake City, UT, Suburban, All Sizes, Private	0.93	0.90
Salt Lake City, UT, Suburban, < 50,000 Sq Ft, Private	1.29	1.25
Salt Lake City, UT, Suburban, 100,000 - 299,999 Sq Ft, Private	0.82	0.80

San Antonio, TX, Suburban, All Sizes, Private	0.89	0.86
San Antonio, TX, Suburban, < 50,000 Sq Ft, Private	0.68	0.66
San Antonio, TX, Suburban, 50,000 - 99,999 Sq Ft, Private	1.01	0.98
San Antonio, TX, Suburban, 100,000 - 299,999 Sq Ft, Private		0.00
San Diego, CA, Suburban, All Sizes, Private	1.05	1.02
San Diego, CA, Suburban, < 50,000 Sq Ft, Private	1.02	0.99
San Diego, CA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.35	1.31
San Diego, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.99	0.96
San Francisco, CA, Suburban, All Sizes, Private	1.11	1.08
San Francisco, CA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.25	1.21
San Francisco, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.12	1.09
San Francisco, CA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.08	1.05
San Jose, CA, Suburban, All Sizes, Private	0.95	0.92
San Jose, CA, Suburban, < 50,000 Sq Ft, Private	1.16	1.13
San Jose, CA, Suburban, 50,000 - 99,999 Sq Ft, Private	0.99	0.96
San Jose, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	1.00	0.97
San Jose, CA, Suburban, 300,000 - 599,999 Sq Ft, Private	0.99	0.96
San Jose, CA, Suburban, 600,000+ Sq Ft, Private	0.79	0.77
San Mateo, CA, Suburban, All Sizes, Private	0.92	0.89
San Mateo, CA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.05	1.02
San Mateo, CA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.91	0.88
Santa Ana, CA, Suburban, All Sizes, Private	1.03	1.00
Santa Monica, CA, Suburban, All Sizes, Private	1.35	1.31
Seattle, WA, Suburban, All Sizes, Private	1.09	1.06
Seattle, WA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.23	1.19
Seattle, WA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.96	0.93
Seattle, WA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.13	1.10
Shreveport, LA, Suburban, All Sizes, Private	0.64	0.62
Shreveport, LA, Suburban, < 50,000 Sq Ft, Private	0.68	0.66
Stamford, CT, Suburban, All Sizes, Private	1.06	1.03
Stamford, CT, Suburban, 100,000 - 299,999 Sq Ft, Private	1.06	1.03
Suburban Chicago, IL, Suburban, All Sizes, Private	1.08	1.05
Suburban Chicago, IL, Suburban, 50,000 - 99,999 Sq Ft, Private	1.21	1.17
Suburban Chicago, IL, Suburban, 100,000 - 299,999 Sq Ft, Private	1.03	1.00
Suburban Chicago, IL, Suburban, 300,000 - 599,999 Sq Ft, Private	1.25	1.21
Suburban Chicago, IL, Suburban, 600,000+ Sq Ft, Private	1.07	1.04
Trenton, NJ, Suburban, All Sizes, Private	1.04	1.01
Trenton, NJ, Suburban, 100,000 - 299,999 Sq Ft, Private	1.01	0.98
Tucson, AZ, Suburban, All Sizes, Private	1.00	0.97
Tucson, AZ, Suburban, < 50,000 Sq Ft, Private	1.00	0.97
Tulsa, OK, Suburban, All Sizes, Private	0.86	0.83
Tulsa, OK, Suburban, 50,000 - 99,999 Sq Ft, Private	0.76	0.74
Tulsa, OK, Suburban, 100,000 - 299,999 Sq Ft, Private	0.72	0.70
Washington, DC/MD, Suburban, All Sizes, Private	1.21	1.17
Washington, DC/MD, Suburban, 100,000 - 299,999 Sq Ft, Private	1.23	1.19

Washington, DC/VA, Suburban, All Sizes, Private	1.00	0.97
Washington, DC/VA, Suburban, 50,000 - 99,999 Sq Ft, Private	1.10	1.07
Washington, DC/VA, Suburban, 100,000 - 299,999 Sq Ft, Private	0.99	0.96
Washington, DC/VA, Suburban, 300,000 - 599,999 Sq Ft, Private	1.08	1.05
Washington, DC/VA, Suburban, 600,000+ Sq Ft, Private		

* As no BOMA cost was available, cost reflects "All Sizes" cost

BOMA figures are derived from the 2003 Experience Exchange Report (2002 data) - U.S. Private Sector, City Analysis. These figures do not take into account the actual scope of work, age of the facility, facility type, usage or classification.

BOMA figures were determined using total building rentable area

Cleaning expenses include daytime and nighttime cleaning of offices and common areas. Includes expense categories such as payroll for in-house janitorial support, contract services for both routine and special cleaning (window washing, carpet cleaning), trash removal (net of recycling cost/income), supplies and miscellaneous cleaning expenses

Repair and Maintenance expenses include the general repairs and maintenance of a building including common areas and general upkeep. Includes both in-house payroll for operation engineers and maintenance personnel, and contracted services for elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses and other building maintenance and supplies

The "All" classification under the size category is not necessarily an accumulation of the of the preceding groups of figures under the same "location"

BOMA figures do not take into account any submarkets that may be included the BOMA data

ABM figures reflect costs to maintain "base" building equipment only; no allowance is made for "process" type equipment, extraordinary operating environments or other conditions that generally skew standard service costs

Actual rates may vary subject to prevailing wage scales and benefit packages (i.e. Davis-Bacon Act, collective bargaining agreements) as well as the actual scope of work desired for any particular site/location

ABM retains the option of subcontracting any or all service

In some instances, the number of buildings responding to the BOMA survey was very low and as such, the cost data may not be as reliable as those figures where the number of respondents is high. This should be taken into consideration as ABM cost figures are linked to BOMA figures

DOWNTOWN - Cleaning Costs.xls

	AVERAGE $/SQ. FT	ABM $/SQ. FT.
Albany, NY, Downtown, All Sizes, Private	0.91	0.88
Albany, NY, Downtown, 100,000 - 299,999 Sq Ft, Private	0.91	0.88
Atlanta, GA, Downtown, All Sizes, Private	0.98	0.95
Atlanta, GA, Downtown, >600,000 Sq Ft, Private	1.00	0.97
Austin, TX, Downtown, All Sizes, Private	0.98	0.95
Austin, TX, Downtown, < 50,000 Sq Ft, Private	1.54	1.49
Austin, TX, Downtown, 50,000 - 99,999 Sq Ft, Private	0.89	0.86
Austin, TX, Downtown, 100,000 - 299,999 Sq Ft, Private	1.07	1.04
Austin, TX, Downtown, 300,000 - 599,999 Sq Ft, Private	0.95	0.92
Baltimore, MD, Downtown, All Sizes, Private	1.22	1.18
Billings, MT, Downtown, All Sizes, Private	1.05	1.02
Boise, ID, Downtown, All Sizes, Private	0.92	0.89
Boston, MA, Downtown, All Sizes, Private	1.35	1.31
Boston, MA, Downtown, < 50,000 Sq Ft, Private	1.47	1.43
Boston, MA, Downtown, 100,000 - 299,999 Sq Ft, Private	1.41	1.37
Boston, MA, Downtown, 300,000 - 599,999 Sq Ft, Private	1.37	1.33
Boston, MA, Downtown, 600,000+ Sq Ft, Private	1.32	1.28
Buffalo, NY, Downtown, All Sizes, Private	1.13	1.10
Buffalo, NY, Downtown, 100,000 - 299,999 Sq Ft, Private	1.10	1.07
Charlotte, NC, Downtown, All Sizes, Private	0.90	0.87
Charlotte, NC, Downtown, 600,000+ Sq Ft, Private	0.90	0.87
Chicago, IL, Downtown, All Sizes, Private	1.54	1.49
Chicago, IL, Downtown, 100,000 - 299,999 Sq Ft, Private	2.07	2.01
Chicago, IL, Downtown, 300,000 - 599,999 Sq Ft, Private	1.48	1.44
Chicago, IL, Downtown, 600,000+ Sq Ft, Private	1.55	1.50
Cincinnati, OH, Downtown, All Sizes, Private	1.42	1.38
Cincinnati, OH, Downtown, 300,000 - 599,999 Sq Ft, Private	1.42	1.38
Cleveland, OH, Downtown, All Sizes, Private	1.26	1.22
Cleveland, OH, Downtown, 100,000 - 299,999 Sq Ft, Private	1.43	1.39
Cleveland, OH, Downtown, 300,000 - 599,999 Sq Ft, Private	1.09	1.06
Cleveland, OH, Downtown, 600,000+ Sq Ft, Private	1.33	1.29
Columbia, SC, Downtown, All Sizes, Private	1.24	1.20
Columbus, OH, Downtown, All Sizes, Private	1.01	0.98
Columbus, OH, Downtown, 100,000 - 299,999 Sq Ft, Private	1.51	1.46
DAllas, TX, Downtown, All Sizes, Private	0.93	0.90
DAllas, TX, Downtown, 600,000+ Sq Ft, Private	0.94	0.91
Dayton, OH, Downtown, All Sizes, Private	1.08	1.05
Denver, CO, Downtown, All Sizes, Private	1.03	1.00
Denver, CO, Downtown, 100,000 - 299,999 Sq Ft, Private	1.08	1.05
Denver, CO, Downtown, 300,000 - 599,999 Sq Ft, Private	0.99	0.96
Des Moines, IA, Downtown, All Sizes, Private	1.21	1.17
Detroit, MI, Downtown, All Sizes, Private	2.44	2.37
Detroit, MI, Downtown, 600,000+ Sq Ft, Private	2.62	2.54
Fort Worth, TX, Downtown, All Sizes, Private	0.94	0.91
Fort Worth, TX, Downtown, 50,000 - 99,999 Sq Ft, Private	1.17	1.13
Fort Worth, TX, Downtown, 600,000+ Sq Ft, Private	0.95	0.92
Hartford, CT, Downtown, All Sizes, Private	1.62	1.57
Hartford, CT, Downtown, 100,000 - 299,999 Sq Ft, Private	1.86	1.80
Hartford, CT, Downtown, 600,000+ Sq Ft, Private	1.48	1.44

Honolulu, HI, Downtown, All Sizes, Private	1.26	1.22
Houston, TX, Downtown, All Sizes, Private	1.04	1.01
Houston, TX, Downtown, 100,000 - 299,999 Sq Ft, Private	1.17	1.13
Houston, TX, Downtown, 300,000 - 599,999 Sq Ft, Private	0.82	0.80
Houston, TX, Downtown, 600,000+ Sq Ft, Private	1.07	1.04
Indianapolis, IN, Downtown, All Sizes, Private	1.29	1.25
Jackson, MS, Downtown, All Sizes, Private	0.82	0.80
Jackson, MS, Downtown, 100,000 - 299,999 Sq Ft, Private	0.82	0.80
Kansas City, MO/KS, Downtown, All Sizes, Private	1.85	1.79
Kansas City, MO/KS, Downtown, 100,000 - 299,999 Sq Ft, Private	1.27	1.23
Little Rock, AR, Downtown, All Sizes, Private	0.89	0.86
Little Rock, AR, Downtown, 100,000 - 299,999 Sq Ft, Private	0.71	0.69
Los Angeles, CA, Downtown, All Sizes, Private	1.43	1.39
Los Angeles, CA, Downtown, < 50,000 Sq Ft, Private	0.90	0.87
Los Angeles, CA, Downtown, 100,000 - 299,999 Sq Ft, Private	1.25	1.21
Los Angeles, CA, Downtown, 300,000 - 599,999 Sq Ft, Private	1.43 *	1.39
Los Angeles, CA, Downtown, 600,000+ Sq Ft, Private	1.50	1.46
Macon, GA, Downtown, All Sizes, Private	1.19	1.15
Memphis, TN, Downtown, All Sizes, Private	0.95	0.92
Memphis, TN, Downtown, 100,000 - 299,999 Sq Ft, Private	1.00	0.97
Miami, FL, Downtown, All Sizes, Private	1.10	1.07
Miami, FL, Downtown, 100,000 - 299,999 Sq Ft, Private	0.76	0.74
Milwaukee, WI, Downtown, All Sizes, Private	1.76	1.71
Minneapolis, MN, Downtown, All Sizes, Private	1.49	1.45
Minneapolis, MN, Downtown, 300,000 - 599,999 Sq Ft, Private	1.63	1.58
Minneapolis, MN, Downtown, 600,000+ Sq Ft, Private	1.47	1.43
New Orleans, LA, Downtown, All Sizes, Private	0.79	0.77
New Orleans, LA, Downtown, 600,000+ Sq Ft, Private	0.79	0.77
New York, NY, Downtown, All Sizes, Private	1.77	1.72
New York, NY, Downtown, 100,000 - 299,999 Sq Ft, Private	2.56	2.48
New York, NY, Downtown, 300,000 - 599,999 Sq Ft, Private	1.71	1.66
New York, NY, Downtown, 600,000+ Sq Ft, Private	1.71	1.66
Newark, NJ, Downtown, All Sizes, Private	1.37	1.33
Orlando, FL, Downtown, All Sizes, Private	0.79	0.77
Orlando, FL, Downtown, 100,000 - 299,999 Sq Ft, Private	0.73	0.71
Philadelphia, PA, Downtown, All Sizes, Private	1.64	1.59
Philadelphia, PA, Downtown, 600,000+ Sq Ft, Private	1.71	1.66
Phoenix, AZ, Downtown, All Sizes, Private	1.07	1.04
Phoenix, AZ, Downtown, 100,000 - 299,999 Sq Ft, Private	1.04	1.01
Pittsburgh, PA, Downtown, All Sizes, Private	1.57	1.52
Pittsburgh, PA, Downtown, 50,000 - 99,999 Sq Ft, Private	1.62	1.57
Pittsburgh, PA, Downtown, 100,000 - 299,999 Sq Ft, Private	1.57	1.52
Pittsburgh, PA, Downtown, 300,000 - 599,999 Sq Ft, Private	1.58	1.53
Portland, OR, Downtown, All Sizes, Private	1.34	1.30
Portland, OR, Downtown, 100,000 - 299,999 Sq Ft, Private	1.40	1.36
Portland, OR, Downtown, 300,000 - 599,999 Sq Ft, Private	1.15	1.12
Sacramento, CA, Downtown, All Sizes, Private	1.09	1.06
Sacramento, CA, Downtown, 300,000 - 599,999 Sq Ft, Private	1.03	1.00
Saint Louis, MO, Downtown, All Sizes, Private	1.06	1.03
Saint Louis, MO, Downtown, < 50,000 Sq Ft, Private	2.29	2.22

Saint Louis, MO, Downtown, 100,000 - 299,999 Sq Ft, Private	1.03	1.00
Salt Lake City, UT, Downtown, All Sizes, Private	0.84	0.81
Salt Lake City, UT, Downtown, 100,000 - 299,999 Sq Ft, Private	0.77	0.75
San Diego, CA, Downtown, All Sizes, Private	1.23	1.19
San Diego, CA, Downtown, 300,000 - 599,999 Sq Ft, Private	1.23	1.19
San Francisco, CA, Downtown, All Sizes, Private	2.25	2.18
San Francisco, CA, Downtown, < 50,000 Sq Ft, Private	1.72	1.67
San Francisco, CA, Downtown, 50,000 - 99,999 Sq Ft, Private	1.83	1.78
San Francisco, CA, Downtown, 100,000 - 299,999 Sq Ft, Private	2.14	2.08
San Francisco, CA, Downtown, 300,000 - 599,999 Sq Ft, Private	2.09	2.03
San Francisco, CA, Downtown, 600,000+ Sq Ft, Private	2.52	2.44
San Jose, CA, Downtown, All Sizes, Private	1.15	1.12
San Jose, CA, Downtown, 100,000 - 299,999 Sq Ft, Private	1.20	1.16
Seattle, WA, Downtown, All Sizes, Private	1.35	1.31
Seattle, WA, Downtown, 100,000 - 299,999 Sq Ft, Private	1.32	1.28
Seattle, WA, Downtown, 300,000 - 599,999 Sq Ft, Private	1.13	1.10
Seattle, WA, Downtown, 600,000+ Sq Ft, Private	1.54	1.49
Shreveport, LA, Downtown, All Sizes, Private	0.54	0.52
Spokane, WA, Downtown, All Sizes, Private	1.23	1.19
Tampa, FL, Downtown, All Sizes, Private	0.88	0.85
Tampa, FL, Downtown, 100,000 - 299,999 Sq Ft, Private	0.91	0.88
Tucson, AZ, Downtown, All Sizes, Private	1.06	1.03
Washington, DC, Downtown, All Sizes, Private	1.59	1.54
Washington, DC, Downtown, 100,000 - 299,999 Sq Ft, Private	1.40	1.36
Washington, DC, Downtown, 300,000 - 599,999 Sq Ft, Private	1.80	1.75
Washington, DC, Downtown, 600,000+ Sq Ft, Private	1.50	1.46

* As no BOMA cost was available, cost reflects "All Sizes" cost

BOMA figures are derived from the 2003 Experience Exchange Report (2002 data) - U.S. Private Sector, City Analysis. These figures do not take into account the actual scope of work, age of the facility, facility type, usage or classification.

BOMA figures were determined using total building rentable area

Cleaning expenses include daytime and nighttime cleaning of offices and common areas. Includes expense categories such as payroll for in-house janitorial support, contract services for both routine and special cleaning (window washing, carpet cleaning), trash removal (net of recycling cost/income), supplies and miscellaneous cleaning expenses

Repair and Maintenance expenses include the general repairs and maintenance of a building including common areas and general upkeep. Includes both in-house payroll for operation engineers and maintenance personnel, and contracted services for elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses and other building maintenance and supplies

The "All" classification under the size category is not necessarily an accumulation of the of the preceding groups of figures under the same "location"

BOMA figures do not take into account any submarkets that may be included the BOMA data

ABM figures reflect costs to maintain "base" building equipment only; no allowance is made for "process" type equipment, extraordinary operating environments or other conditions that generally skew standard service costs
Actual rates may vary subject to prevailing wage scales and benefit packages (i.e. Davis-Bacon Act, collective bargaining agreements) as well as the actual scope of work desired for any particular site/location
ABM retains the option of subcontracting any or all service

In some instances, the number of buildings responding to the BOMA survey was very low and as such, the cost data may not be as reliable as those figures where the number of respondents is high. This should be taken into consideration as ABM cost figures are linked to BOMA figures.

ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Washington, DC Area

Classification			Service Category										
			Cleaning					Repairs & Maintenance					
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High		Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 1.00	NA	NA	NA	NA	$ 1.87
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 1.20	NA	NA	NA	NA	$ 1.82
	100,000 - 299,999	32	$ 1.45	$ 1.46	$ 1.27	$ 1.61	$ 1.44	$ 2.02	$ 2.07	$ 1.49	$ 2.56	$ 2.00
	300,000 - 599,999	14	$ 1.58	$ 1.51	$ 1.37	$ 1.82	$ 1.56	$ 1.65	$ 1.65	$ 0.88	$ 2.29	$ 1.63
	> 600,000	6	$ 1.39	$ 1.40	NA	NA	$ 1.38	$ 1.56	$ 1.33	NA	NA	$ 1.54
	All	**54**	**$ 1.50**	**$ 1.47**	**$ 1.29**	**$ 1.69**		**$ 1.82**	**$ 1.91**	**$ 1.43**	**$ 2.49**	
Suburban	< 50,000	NA	NA	NA	NA	NA	$ 1.08	NA	NA	NA	NA	$ 1.68
(used DC Virginia)	50,000 - 99,999	7	$ 1.16	$ 1.18	$ 1.09	$ 1.23	$ 1.15	$ 1.53	$ 1.67	$ 1.18	$ 1.96	$ 1.60
	100,000 - 299,999	45	$ 1.08	$ 1.03	$ 0.94	$ 1.17	$ 1.07	$ 1.93	$ 1.66	$ 1.33	$ 2.13	$ 1.75
	300,000 - 599,999	26	$ 1.17	$ 1.13	$ 1.01	$ 1.36	$ 1.16	$ 1.77	$ 1.90	$ 1.58	$ 2.13	$ 1.75
	> 600,000	NA	NA	NA	NA	NA	$ 1.20	NA	NA	NA	NA	$ 1.47
	All	**82**	**$ 1.08**	**$ 1.05**	**$ 0.95**	**$ 1.22**		**$ 1.81**	**$ 1.80**	**$ 1.34**	**$ 2.13**	

Notes:

1 BOMA figures are derived from the 2002 Experience Exchange Report (2001 data) - U.S. Private Sector, City Analysis. These figures do not take into account the actual scope of work, age of the facility, facility type, usage or classification.

2 BOMA figures were determined using total building rentable area

3 Cleaning expenses include daytime and nighttime cleaning of offices and common areas. Includes expense categories such as payroll for in-house janitorial support, contract services for both routine and special cleaning (window washing, carpet cleaning), trash removal (net of recycling cost/income), supplies and miscellaneous cleaning expenses

4 Repair and Maintenance expenses include the general repairs and maintenance of a building including common areas and general upkeep. Includes both in-house payroll for operation engineers and maintenance personnel, and contracted services for elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses and other building maintenance and supplies

5 The "All" classification under the size category is not necessarily an accumulation of the of the preceding groups of figures under the same "location"

6 BOMA figures do not take into account any submarkets that may be included the BOMA data

7 ABM figures reflect costs to maintain "base" building equipment only; no allowance is made for "process" type equipment, extraordinary operating environments or other conditions that generally skew standard service costs

8 Actual rates may vary subject to prevailing wage scales and benefit packages (i.e. Davis-Bacon Act, collective bargaining agreements) as well as the actual scope of work desired for any particular site/location

9 ABM retains the option of subcontracting any or all services

10 NA = No data available

WINDOW CLEANING D. .IES

- ◊ Responsible for performing all window cleaning/glass cave duties assigned by his/her respective supervision. Services may involve the utilization of electric scaffold, high ladders, extension pole work or manual elevation rigging.
- ◊ Responsible to clean windows in accordance with all safety and mechanized equipment standards using the proper cleaning solution and cleaning cloths
- ◊ Responsible to report any deficiencies to the mechanized equipment whether owned by company or client
- ◊ Responsible to return all equipment to their place of origin upon completion of all tasks

JANITORIAL REFERENCES:

ARMY AIRFORCE EXCHANGE HEADQUARTERS
3911 S. Walton Walker
Dallas, TX 75236
Customer Contact: Roy Pierce, Director of Facilities
(214) 312-3085
Facility Type: Government
Area Serviced: 450,000 sq. ft.
Years of ABM Service: Since 1989

UNITED STATES POSTAL SERVICE
2825 Lone Oak Parkway
Eagan, MN 55121-9000
Customer Contact:
Mike Martin
Contract Officer
(651) 406-1033
Provide and manage:
Janitorial services, engineering services, parking and lighting, plus management of various subcontracted services

ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Auburn

Classification			Service Category											
			Cleaning					Repairs & Maintenance						
			BOMA Data*				ABM Rates	BOMA Data*				ABM Rates
			Average	Median	Mid-Range			Average	Median	Mid-Range		
					Low	High				Low	High	
Downtown	< 50,000	NA	NA	NA	NA	NA		NA	NA	NA	NA	$ 2.01
	50,000 - 99,999	NA	NA	NA	NA	NA		NA	NA	NA	NA	$ 1.96
	100,000 - 299,999	8	$ 1.25	$ 1.39	$ 1.20	$ 1.42		$ 1.78	$ 1.35	$ 1.18	$ 1.61	$ 1.81
	300,000 - 599,999	5	$ 1.28	$ 1.29	$ 1.29	$ 1.31		$ 1.57	$ 1.55	$ 1.51	$ 1.61	$ 1.58
	> 600,000	6	$ 1.42	$ 1.43	$ 1.38	$ 1.51		$ 1.68	$ 1.56	$ 1.43	$ 1.77	$ 1.41
	All	**21**	**$ 1.37**	**$ 1.38**	**$ 1.28**	**$ 1.43**		**$ 1.68**	**$ 1.57**	**$ 1.35**	**$ 1.82**	
Suburban	< 50,000	3	$ 0.60	$ 0.60	$ 0.53	$ 0.67		$ 0.74	$ 0.75	NA	NA	$ 2.01
	50,000 - 99,999	7	$ 1.32	$ 1.10	$ 0.81	$ 1.36		$ 0.91	$ 0.95	$ 0.76	$ 1.03	$ 1.96
	100,000 - 299,999	39	$ 0.83	$ 0.81	$ 0.55	$ 1.02		$ 0.88	$ 0.70	$ 0.59	$ 1.02	$ 1.81
	300,000 - 599,999	11	$ 1.04	$ 1.29	$ 0.70	$ 1.35		$ 1.08	$ 1.17	$ 0.84	$ 1.33	$ 1.58
	> 600,000	NA	NA	NA	NA	NA		NA	NA	NA	NA	$ 1.41
	All	**61**	**$ 0.98**	**$ 0.87**	**$ 0.56**	**$ 1.29**		**$ 1.00**	**$ 0.93**	**$ 0.65**	**$ 1.09**	

Notes:

*BOMA rates are for Seattle area, so may be higher than those for Auburn

1 BOMA figures are derived from the 2002 Experience Exchange Report (2001 data) - U.S. Private Sector, City Analysis. These figures do not take into account the actual scope of work, age of the facility, facility type, usage or classification.

2 BOMA figures were determined using total building rentable area

3 Cleaning expenses include daytime and nighttime cleaning of offices and common areas. Includes expense categories such as payroll for in-house janitorial support, contract services for both routine and special cleaning (window washing, carpet cleaning), trash removal (net of recycling cost/income), supplies and miscellaneous cleaning expenses

4 Repair and Maintenance expenses include the general repairs and maintenance of a building including common areas and general upkeep. Includes both in-house payroll for operation engineers and maintenance personnel, and contracted services for elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses and other building maintenance and supplies

5 The "All" classification under the size category is not necessarily an accumulation of the of the preceding groups of figures under the same "location"

6 BOMA figures do not take into account any submarkets that may be included the BOMA data

7 ABM figures reflect costs to maintain "base" building equipment only; no allowance is made for "process" type equipment, extraordinary operating environments or other conditions that generally skew standard service costs

8 Actual rates may vary subject to prevailing wage scales and benefit packages (i.e. Davis-Bacon Act, collective bargaining agreements) as well as the actual scope of work desired for any particular site/location

9 ABM retains the option of subcontracting any or all services

10 NA = No data available

ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Boston, MA Area

Classification			Service Category													
			Cleaning							Repairs & Maintenance						
			BOMA Data					ABM Rates		BOMA Data				ABM Rates	
Location	Size (sq ft)	BOMA Sample Size	Average		Median	Mid-Range Low	Mid-Range High			Average	Median	Mid-Range Low	Mid-Range High		
Downtown	< 50,000	4	$ 1.31	$ 1.27	$ 1.23	$ 1.18	$ 1.38	$ 1.29	1.53%	$ 2.57	$ 2.49	$ 2.32	$ 2.70	$ 2.54	1.17%
	50,000 - 99,999	3	$ 1.14	$ 1.11	$ 1.14	NA	NA	$ 1.13	0.88%	$ 2.05	$ 1.71	NA	NA	$ 2.03	0.98%
	100,000 - 299,999	27	$ 1.33	$ 1.29	$ 1.20	$ 1.07	$ 1.37	$ 1.31	1.50%	$ 1.73	$ 1.62	$ 1.46	$ 1.87	$ 1.71	1.16%
	300,000 - 599,999	8	$ 1.78	$ 1.73	$ 1.45	$ 1.40	$ 1.49	$ 1.47	17.42%	$ 1.88	$ 1.54	$ 1.29	$ 2.50	$ 1.86	1.06%
	> 600,000	15	$ 1.37	$ 1.33	$ 1.38	$ 1.28	$ 1.43	$ 1.35	1.46%	$ 1.70	$ 1.63	$ 1.46	$ 1.80	$ 1.68	1.18%
	All	**58**	**$ 1.44**	**$ 1.40**	**$ 1.31**	**$ 1.13**	**$ 1.43**		**100.00%**	**$ 1.75**	**$ 1.68**	**$ 1.46**	**$ 2.06**		**100.00%**
				$ -											#DIV/0!
Suburban	< 50,000	NA	NA	NA	NA	NA	NA	$ 1.15		NA	NA	NA	NA	$ 2.00	#VALUE!
	50,000 - 99,999	11	$ 0.99	$ 0.96	$ 1.00	$ 0.79	$ 1.20	$ 0.98	1.01%	$ 1.26	$ 1.56	$ 0.89	$ 1.74	$ 1.50	-19.05%
	100,000 - 299,999	13	$ 1.11	$ 1.08	$ 1.15	$ 0.81	$ 1.17	$ 1.10	0.90%	$ 1.24	$ 1.33	$ 1.08	$ 1.44	$ 1.25	-0.81%
	300,000 - 599,999	21	$ 1.02	$ 0.99	$ 1.20	$ 0.98	$ 1.33	$ 1.15	-12.75%	$ 1.26	$ 1.31	$ 1.09	$ 1.38	$ 1.25	0.79%
	> 600,000	NA	NA	#VALUE!	NA	NA	NA	$ 1.20		NA	NA	NA	NA	$ 1.20	#VALUE!
	All	**46**	**$ 1.05**		**$ 1.09**	**$ 0.82**	**$ 1.25**			**$ 1.25**	**$ 1.33**	**$ 1.01**	**$ 1.47**		

Notes:

1 BOMA figures are derived from the 2002 Experience Exchange Report (2001 data) - U.S. Private Sector, City Analysis. These figures do not take into account the actual scope of work, age of the facility, facility type, usage or classification.

2 BOMA figures were determined using total building rentable area

3 Cleaning expenses include daytime and nighttime cleaning of offices and common areas. Includes expense categories such as payroll for in-house janitorial support, contract services for both routine and special cleaning (window washing, carpet cleaning), trash removal (net of recycling cost/income), supplies and miscellaneous cleaning expenses

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8 Actual rates may vary subject to prevailing wage scales and benefit packages (i.e. Davis-Bacon Act, collective bargaining agreements) as well as the actual scope of work desired for any particular site/location

9 ABM retains the option of subcontracting any or all services

10 NA = No data available

ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

New York, NY Area

Classification			Service Category									
			Cleaning					Repairs & Maintenance				
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High		Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 2.25	NA	NA	NA	NA	$ 2.61
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 2.25	NA	NA	NA	NA	$ 2.54
	100,000 - 299,999	NA	NA	NA	NA	NA	$ 2.50	NA	NA	NA	NA	$ 2.34
	300,000 - 599,999	5	$ 2.70	$ 2.89	$ 1.92	$ 3.09	$ 2.50	$ 2.21	$ 2.14	$ 1.92	$ 2.73	$ 3.00
	> 600,000	10	$ 1.77	$ 1.89	$ 1.22	$ 2.16	$ 2.50	$ 2.12	$ 2.19	$ 1.85	$ 2.42	$ 2.45
	All	**16**	**$ 1.94**	**$ 2.15**	**$ 1.82**	**$ 3.13**		**$ 2.14**	**$ 2.23**	**$ 1.92**	**$ 2.71**	**$ 2.62**
Suburban	< 50,000	NA	NA	NA	NA	NA	$ 1.50	NA	NA	NA	NA	$ 2.61
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 1.50	NA	NA	NA	NA	$ 2.54
	100,000 - 299,999	NA	NA	NA	NA	NA	$ 1.50	NA	NA	NA	NA	$ 2.34
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 1.75	NA	NA	NA	NA	$ 2.82
	> 600,000	NA	NA	NA	NA	NA	$ 1.75	NA	NA	NA	NA	$ 2.45
	All	**NA**	**NA**	**NA**	**NA**	**NA**		**NA**	**NA**	**NA**	**NA**	**$2.62**

Notes:

1 BOMA figures are derived from the 2002 Experience Exchange Report (2001 data) - U.S. Private Sector, City Analysis. These figures do not take into account the actual scope of work, age of the facility, facility type, usage or classification.

2 BOMA figures were determined using total building rentable area

3 Cleaning expenses include daytime and nighttime cleaning of offices and common areas. Includes expense categories such as payroll for in-house janitorial support, contract services for both routine and special cleaning (window washing, carpet cleaning), trash removal (net of recycling cost/income), supplies and miscellaneous cleaning expenses

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8 Actual rates may vary subject to prevailing wage scales and benefit packages (i.e. Davis-Bacon Act, collective bargaining agreements) as well as the actual scope of work desired for any particular site/location

9 ABM retains the option of subcontracting any or all services

10 NA = No data available

ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Philadelphia, PA Area

Classification			Service Category										
			Cleaning					Repairs & Maintenance					
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High		Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 1.75	NA	NA	NA	NA	$ 2.18
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 1.75	NA	NA	NA	NA	$ 2.12
	100,000 - 299,999	3	$ 1.66	$ 1.52	NA	NA	$ 1.64	$ 2.11	$ 1.58	NA	NA	$ 2.09
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 1.70	NA	NA	NA	NA	$ 1.71
	> 600,000	10	$ 1.75	$ 1.76	$ 1.60	$ 1.97	$ 1.73	$ 1.55	$ 1.48	$ 1.29	$ 1.72	$ 1.53
	All	**13**	**$ 1.74**	**$ 1.75**	**$ 1.52**	**$ 2.03**		**$ 1.58**	**$ 1.53**	**$ 1.29**	**$ 2.00**	**$ 1.73**
Suburban	< 50,000	14	$ 1.37	$ 1.39	$ 1.28	$ 1.50	$ 1.36	$ 0.92	$ 0.82	$ 0.63	$ 0.96	$ 0.91
	50,000 - 99,999	30	$ 1.18	$ 1.26	$ 1.15	$ 1.39	$ 1.24	$ 0.74	$ 0.69	$ 0.56	$ 0.83	$ 0.73
	100,000 - 299,999	17	$ 1.13	$ 1.25	$ 1.12	$ 1.29	$ 1.20	$ 1.11	$ 0.87	$ 0.57	$ 1.32	$ 1.10
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 1.25	NA	NA	NA	NA	$ 1.71
	> 600,000	NA	NA	NA	NA	NA	$ 1.25	NA	NA	NA	NA	$ 1.53
	All	**70**	**$ 1.24**	**$ 1.27**	**$ 1.15**	**$ 1.42**		**$ 1.12**	**$ 0.76**	**$ 0.58**	**$ 1.02**	**$ 1.32**

Notes:

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10 NA = No data available

ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Atlanta, GA Area

Classification			Service Category											
			Cleaning					Repairs & Maintenance						
			BOMA Data				ABM Rates*	BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High		Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 0.90	NA	NA	NA	NA	$ 1.72
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 0.82	NA	NA	NA	NA	$ 1.68
	100,000 - 299,999	13	$ 0.80	$ 0.76	$ 0.57	$ 0.95	$ 0.74	$ 1.10	$ 1.00	$ 0.90	$ 1.34	$ 1.09
	300,000 - 599,999	4	$ 1.00	$ 1.02	$ 0.98	$ 1.05	$ 0.72	$ 1.44	$ 1.44	$ 1.11	$ 1.75	$ 1.43
	> 600,000	13	$ 0.98	$ 1.03	$ 0.91	$ 1.07	$ 0.70	$ 1.16	$ 1.19	$ 1.03	$ 1.30	$ 1.15
	All	**33**	**$ 0.95**	**$ 0.91**	**$ 0.79**	**$ 1.03**		**$ 1.19**	**$ 1.11**	**$ 0.86**	**$ 1.33**	
Suburban	< 50,000	6	$ 1.01	$ 0.97	$ 0.89	$ 1.18	$ 1.00	$ 0.90	$ 0.94	$ 0.84	$ 0.97	$ 0.89
	50,000 - 99,999	10	$ 0.80	$ 0.80	$ 0.66	$ 0.91	$ 0.79	$ 1.13	$ 1.04	$ 0.79	$ 1.33	$ 1.12
	100,000 - 299,999	64	$ 0.88	$ 0.91	$ 0.81	$ 0.96	$ 0.87	$ 1.06	$ 0.98	$ 0.77	$ 1.15	$ 1.05
	300,000 - 599,999	38	$ 0.80	$ 0.82	$ 0.74	$ 0.86	$ 0.79	$ 1.02	$ 0.95	$ 0.90	$ 1.12	$ 1.01
	> 600,000	31	$ 1.00	$ 1.05	$ 0.93	$ 1.16	$ 1.00	$ 0.89	$ 0.90	$ 0.83	$ 0.96	$ 0.88
	All	**149**	**$ 0.87**	**$ 0.89**	**$ 0.77**	**$ 0.96**		**$ 1.01**	**$ 0.95**	**$ 0.83**	**$ 1.13**	

Notes:

* Pricing is non-union in Atlanta and does not include day staff or consumables. Day porter wold be billed at approx. $2100-$2300/month.

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ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Chicago, IL Area

Classification			Service Category										
			Cleaning						Repairs & Maintenance				
			BOMA Data				ABM Rates		BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High			Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 1.10		NA	NA	NA	NA	$ 2.16
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 1.10		NA	NA	NA	NA	$ 2.10
	100,000 - 299,999	14	$ 1.54	$ 1.66	$ 1.22	$ 1.79	$ 1.52		$ 2.03	$ 2.15	$ 1.40	$ 2.24	$ 2.01
	300,000 - 599,999	25	$ 1.65	$ 1.53	$ 1.30	$ 1.95	$ 1.63		$ 2.28	$ 1.96	$ 1.41	$ 2.92	$ 2.26
	> 600,000	35	$ 1.55	$ 1.54	$ 1.32	$ 1.62	$ 1.53		$ 1.66	$ 1.51	$ 1.25	$ 1.80	$ 1.64
	All	**75**	**$ 1.57**	**$ 1.56**	**$ 1.29**	**$ 1.75**			**$ 1.83**	**$ 1.72**	**$ 1.30**	**$ 2.24**	
Suburban	< 50,000	NA	NA	NA	NA	NA	$ 1.10		NA	NA	NA	NA	$ 1.83
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 1.07		NA	NA	NA	NA	$ 1.79
	100,000 - 299,999	NA	NA	NA	NA	NA	$ 1.19		NA	NA	NA	NA	$ 1.65
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 1.13		NA	NA	NA	NA	$ 1.92
	> 600,000	NA	NA	NA	NA	NA	$ 1.13		NA	NA	NA	NA	$ 1.39
	All	**NA**	**NA**	**NA**	**NA**	**NA**			**NA**	**NA**	**NA**	**NA**	

Notes:

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ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Kansas City, MO Area

Classification			Service Category									
			Cleaning					Repairs & Maintenance				
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
			Average	Median	Mid-Range			Average	Median	Mid-Range		
Location	Size (sq ft)	BOMA Sample Size			Low	High				Low	High	
Downtown	< 50,000	4	$ 1.59	$ 1.71	$ 1.55	$ 1.78	$ 1.16	$ 1.51	$ 1.34	$ 1.25	$ 1.59	$ 1.49
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 0.96	NA	NA	NA	NA	$ 1.75
	100,000 - 299,999	5	$ 1.11	$ 0.78	$ 0.75	$ 1.19	$ 0.88	$ 1.53	$ 1.65	$ 1.23	$ 1.78	$ 1.51
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 0.82	NA	NA	NA	NA	$ 1.61
	> 600,000	NA	NA	NA	NA	NA	$ 0.72	NA	NA	NA	NA	$ 1.41
	All	**15**	**$ 1.10**	**$ 1.22**	**$ 0.84**	**$ 1.75**		**$ 1.61**	**$ 1.63**	**$ 1.20**	**$ 1.80**	
Suburban	< 50,000	4	$ 0.90	$ 0.97	$ 0.74	$ 1.18	$ 1.14	$ 2.04	$ 1.66	$ 1.46	$ 2.22	$ 2.00
	50,000 - 99,999	4	$ 0.87	$ 0.85	$ 0.82	$ 0.90	$ 0.88	$ 1.31	$ 1.22	$ 0.97	$ 1.52	$ 1.30
	100,000 - 299,999	10	$ 0.89	$ 0.88	$ 0.85	$ 0.92	$ 0.85	$ 1.75	$ 1.33	$ 1.10	$ 1.66	$ 1.45
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 0.84	NA	NA	NA	NA	$ 1.41
	> 600,000	NA	NA	NA	NA	NA	$ 0.78	NA	NA	NA	NA	$ 1.26
	All	**19**	**$ 0.97**	**$ 0.87**	**$ 0.92**	**$ 0.96**		**$ 1.67**	**$ 1.43**	**$ 1.11**	**$ 1.70**	

Notes:

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ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Fort Worth, TX Area

Classification			Service Category										
			Cleaning					Repairs & Maintenance					
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
			Average	Median	Mid-Range			Average	Median	Mid-Range		
Location	Size (sq ft)	BOMA Sample Size			Low	High				Low	High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 1.10	NA	NA	NA	NA	$ 1.63
	50,000 - 99,999	4	$ 1.08	$ 1.04	$ 1.02	$ 1.11	$ 1.05	$ 1.17	$ 1.14	$ 1.11	$ 1.23	$ 1.16
	100,000 - 299,999	4	$ 0.86	$ 0.81	$ 0.77	$ 0.94	$ 0.85	$ 1.05	$ 0.98	$ 0.95	$ 1.10	$ 1.04
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 1.01	NA	NA	NA	NA	$ 1.28
	> 600,000	5	$ 1.10	$ 1.17	NA	NA	$ 1.10	$ 1.17	$ 1.23	NA	NA	$ 1.15
	All	**13**	**$ 1.05**	**$ 1.04**	**$ 0.85**	**$ 1.21**		**$ 1.15**	**$ 1.14**	**$ 1.00**	**$ 1.25**	
Suburban	< 50,000	NA	NA	NA	NA	NA	$ 1.00	NA	NA	NA	NA	$ 1.63
	50,000 - 99,999	7	$ 0.94	$ 0.96	$ 0.93	$ 0.97	$ 0.94	$ 1.04	$ 0.98	$ 0.94	$ 1.16	$ 1.03
	100,000 - 299,999	7	$ 0.74	$ 0.85	$ 0.76	$ 0.91	$ 0.80	$ 1.10	$ 1.15	$ 1.06	$ 1.19	$ 1.12
	300,000 - 599,999	NA	NA	NA	NA	NA	$ 0.94	NA	NA	NA	NA	$ 1.28
	> 600,000	NA	NA	NA	NA	NA	$ 1.00	NA	NA	NA	NA	$ 1.15
	All	**44**	**$ 0.92**	**$ 0.92**	**$ 0.78**	**$ 0.97**		**$ 1.30**	**$ 1.14**	**$ 0.97**	**$ 1.19**	

Notes:

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ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

Denver, CO Area

Classification			Service Category										
			Cleaning					Repairs & Maintenance					
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High		Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	3	$ 0.73	$ 0.54	NA	NA	$ 0.84	$ 0.87	$ 0.86	NA	NA	$ 1.82
	50,000 - 99,999	NA	NA	NA	NA	NA	$ 0.84	NA	NA	NA	NA	$ 1.78
	100,000 - 299,999	5	$ 1.05	$ 0.94	$ 0.91	$ 1.01	$ 0.90	$ 1.35	$ 1.31	$ 1.27	$ 1.42	$ 1.33
	300,000 - 599,999	8	$ 1.17	$ 0.95	$ 0.95	$ 1.06	$ 0.96	$ 1.60	$ 1.52	$ 1.27	$ 1.78	$ 1.58
	> 600,000	NA	NA	NA	NA	NA	$ 0.99	NA	NA	NA	NA	$ 1.28
	All	**19**	**$ 1.08**	**$ 0.95**	**$ 0.90**	**$ 1.06**		**$ 1.48**	**$ 1.28**	**$ 1.21**	**$ 1.66**	
Suburban	< 50,000	12	$ 1.29	$ 1.34	$ 1.03	$ 1.44	$ 0.84	$ 1.25	$ 1.00	$ 0.98	$ 1.42	$ 1.24
	50,000 - 99,999	7	$ 1.24	$ 1.01	$ 0.95	$ 1.26	$ 0.84	$ 0.98	$ 0.71	$ 0.66	$ 1.19	$ 0.97
	100,000 - 299,999	11	$ 0.94	$ 0.95	$ 0.93	$ 0.96	$ 0.90	$ 1.34	$ 1.20	$ 0.98	$ 1.44	$ 1.32
	300,000 - 599,999	16	$ 0.92	$ 0.95	$ 0.85	$ 0.99	$ 0.96	$ 1.26	$ 1.10	$ 1.00	$ 1.43	$ 1.25
	> 600,000	NA	NA	NA	NA	NA	$ 0.99	NA	NA	NA	NA	$ 1.28
	All	**52**	**$ 0.98**	**$ 0.97**	**$ 0.94**	**$ 1.19**		**$ 1.26**	**$ 1.14**	**$ 0.91**	**$ 1.37**	

Notes:

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ABM Facility Services

Annual Service Rate Schedule vs. BOMA Data

Prepared for GSA

San Francisco, CA Area

Classification			Service Category										
			Cleaning					Repairs & Maintenance					
			BOMA Data				ABM Rates	BOMA Data				ABM Rates
Location	Size (sq ft)	BOMA Sample Size	Average	Median	Mid-Range Low	Mid-Range High		Average	Median	Mid-Range Low	Mid-Range High	
Downtown	< 50,000	NA	NA	NA	NA	NA	$ 2.20	NA	NA	NA	NA	$ 2.42
	50,000 - 99,999	7	$ 2.17	$ 1.89	$ 1.22	$ 2.28	$ 2.15	$ 1.93	$ 1.87	$ 1.37	$ 2.44	$ 2.36
	100,000 - 299,999	17	$ 2.07	$ 2.00	$ 1.93	$ 2.17	$ 2.05	$ 1.87	$ 1.78	$ 1.50	$ 2.24	$ 2.17
	300,000 - 599,999	16	$ 2.09	$ 2.11	$ 1.77	$ 2.34	$ 2.07	$ 1.82	$ 1.68	$ 1.48	$ 2.19	$ 1.90
	> 600,000	12	$ 2.22	$ 2.35	$ 1.82	$ 2.54	$ 2.20	$ 1.37	$ 1.65	$ 0.90	$ 1.88	$ 1.70
	All	**53**	**$ 2.13**	**$ 1.98**	**$ 1.78**	**$ 2.33**		**$ 1.68**	**$ 1.78**	**$ 1.46**	**$ 2.22**	
Suburban	< 50,000	NA	NA	NA	NA	NA	$ 1.75	NA	NA	NA	NA	$ 2.17
	50,000 - 99,999	5	$ 0.80	$ 0.66	$ 0.51	$ 0.71	$ 1.75	$ 0.90	$ 0.67	$ 0.58	$ 1.04	$ 2.12
	100,000 - 299,999	12	$ 0.76	$ 0.59	$ 0.53	$ 1.13	$ 1.75	$ 0.91	$ 0.92	$ 0.59	$ 1.19	$ 1.95
	300,000 - 599,999	3	$ 1.77	$ 1.43	NA	NA	$ 1.75	$ 1.72	$ 1.21	NA	NA	$ 1.70
	> 600,000	NA	NA	NA	NA	NA	$ 1.75	NA	NA	NA	NA	$ 1.65
	All	**22**	**$ 1.15**	**$ 0.65**	**$ 0.55**	**$ 1.25**		**$ 1.32**	**$ 0.95**	**$ 0.61**	**$ 1.21**	

Notes:

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