

Washington State Office of Financial Management (OFM)

Facilities Oversight and Planning

Operating Expenses For Seven Washington Regions Based On Facility Cost Tool From CBRE Used for 2024 Calendar

(Data as of October 2023)

2024 Operating Expenses Use for Leased Office Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.55	\$1.59	\$1.60	\$1.54	\$1.66	\$1.51	\$1.66
Energy	Low	\$1.27	\$1.28	\$0.97	\$0.98	\$1.05	\$1.03	\$1.10
Refuse	Medium	\$0.09	\$0.18	\$0.13	\$0.06	\$0.28	\$0.20	\$0.16
Water/Sewer	Medium	\$0.62	\$0.76	\$1.18	\$0.20	\$1.47	\$0.19	\$0.64
Grounds	Low	\$0.07	\$0.06	\$0.07	\$0.07	\$0.09	\$0.06	\$0.09
Maintenance and Repair		\$6.17	\$6.06	\$6.30	\$6.31	\$6.51	\$5.93	\$6.43
Management	Low	\$1.02	\$0.93	\$0.97	\$0.97	\$1.02	\$0.89	\$1.02
Pest Control	Low	\$0.12	\$0.10	\$0.10	\$0.10	\$0.11	\$0.10	\$0.11
Road Clearance	Medium	\$0.04	\$0.13	\$0.07	\$0.14	\$0.09	\$0.14	\$0.09
Security	Low	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10
Total Op.Exp/Modified Gross Leases		\$3.53	\$3.81	\$3.88	\$2.78	\$4.46	\$2.93	\$3.56
Total Op.Exp/Full Service Leases		\$11.05	\$11.19	\$11.49	\$10.47	\$12.38	\$10.15	\$11.40

2024 Operating Expenses Use for Owned Office Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.55	\$1.59	\$1.60	\$1.54	\$1.66	\$1.51	\$1.66
Energy	Low	\$1.27	\$1.28	\$0.97	\$0.98	\$1.05	\$1.03	\$1.10
Refuse	Medium	\$0.09	\$0.18	\$0.13	\$0.06	\$0.28	\$0.20	\$0.16
Water/Sewer	Medium	\$0.62	\$0.76	\$1.18	\$0.20	\$1.47	\$0.19	\$0.64
Grounds	Low	\$0.07	\$0.06	\$0.07	\$0.07	\$0.09	\$0.06	\$0.09
Maintenance and Repair		\$6.17	\$6.06	\$6.30	\$6.31	\$6.51	\$5.93	\$6.43
Pest Control	Low	\$0.12	\$0.10	\$0.10	\$0.10	\$0.11	\$0.10	\$0.11
Road Clearance	Medium	\$0.04	\$0.13	\$0.07	\$0.14	\$0.09	\$0.14	\$0.09
Total Op.Exp/Modified Gross Leases		\$3.53	\$3.81	\$3.88	\$2.78	\$4.46	\$2.93	\$3.56
Total Op.Exp/Full Service Leases		\$9.93	\$10.16	\$10.42	\$9.40	\$11.26	\$9.16	\$10.28

2024 Operating Expenses Use for Leased General Laboratory Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.56	\$1.59	\$1.61	\$1.55	\$1.66	\$1.51	\$1.66
Energy	Medium	\$5.04	\$5.09	\$3.86	\$3.91	\$4.18	\$4.08	\$4.37
Refuse	Medium	\$0.09	\$0.18	\$0.13	\$0.06	\$0.28	\$0.20	\$0.16
Water/Sewer	Medium	\$0.76	\$0.93	\$1.44	\$0.24	\$1.79	\$0.23	\$0.78
Grounds	Low	\$0.07	\$0.06	\$0.07	\$0.07	\$0.09	\$0.06	\$0.09
Maintenance and Repair*		\$6.17	\$6.06	\$6.30	\$6.31	\$6.51	\$5.93	\$6.43
Management	Low	\$1.67	\$1.53	\$1.58	\$1.59	\$1.67	\$1.46	\$1.67
Pest Control	Low	\$0.12	\$0.10	\$0.10	\$0.10	\$0.11	\$0.10	\$0.11

Road Clearance	Medium	\$0.04	\$0.13	\$0.07	\$0.14	\$0.09	\$0.14	\$0.09
Security	Low	\$0.11	\$0.11	\$0.11	\$0.11	\$0.11	\$0.11	\$0.11
Total Op.Exp/Modified Gross Leases		\$7.45	\$7.79	\$7.04	\$5.76	\$7.91	\$6.02	\$6.97
Total Op.Exp/Full Service Leases		\$15.63	\$15.78	\$15.27	\$14.08	\$16.49	\$13.82	\$15.47

* Used office space M&R costs due to unique laboratory operation in Washington State Government

2024 Operating Expenses Use for Leased Warehouse (Non-Temperature) Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Low	\$0.06	\$0.06	\$0.06	\$0.06	\$0.07	\$0.06	\$0.07
Energy	Low	\$0.42	\$0.42	\$0.32	\$0.32	\$0.35	\$0.34	\$0.36
Refuse	Low	\$0.01	\$0.01	\$0.01	\$0.01	\$0.02	\$0.01	\$0.01
Water/Sewer	Low	\$0.01	\$0.01	\$0.02	\$0.01	\$0.02	\$0.01	\$0.01
Grounds	Low	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03
Maintenance and Repair		\$2.86	\$2.80	\$2.87	\$2.88	\$3.06	\$2.70	\$3.01
Management	Low	\$0.62	\$0.56	\$0.58	\$0.58	\$0.61	\$0.54	\$0.61
Pest Control	Low	\$0.12	\$0.10	\$0.10	\$0.10	\$0.11	\$0.10	\$0.11
Road Clearance	Medium	\$0.04	\$0.13	\$0.07	\$0.14	\$0.09	\$0.14	\$0.09
Security	Low	\$0.08	\$0.08	\$0.08	\$0.08	\$0.08	\$0.08	\$0.08
Total Op.Exp/Modified Gross Leases		\$0.50	\$0.50	\$0.41	\$0.40	\$0.46	\$0.42	\$0.45
Total Op.Exp/Full Service Leases		\$4.25	\$4.20	\$4.14	\$4.21	\$4.44	\$4.01	\$4.38

2024 Operating Expenses Use for Leased Warehouse (Temp Control) Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Low	\$0.10	\$0.10	\$0.10	\$0.10	\$0.11	\$0.10	\$0.11
Energy	Low	\$0.89	\$0.90	\$0.69	\$0.69	\$0.74	\$0.72	\$0.78
Refuse	Low	\$0.01	\$0.01	\$0.01	\$0.01	\$0.02	\$0.01	\$0.01
Water/Sewer	Low	\$0.09	\$0.12	\$0.18	\$0.03	\$0.22	\$0.03	\$0.10
Grounds	Low	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03
Maintenance and Repair		\$5.64	\$5.51	\$5.66	\$5.72	\$5.93	\$5.38	\$5.86
Management	Low	\$0.64	\$0.58	\$0.61	\$0.61	\$0.64	\$0.56	\$0.64
Pest Control	Low	\$0.12	\$0.10	\$0.10	\$0.10	\$0.11	\$0.10	\$0.11
Road Clearance	Medium	\$0.04	\$0.13	\$0.07	\$0.14	\$0.09	\$0.14	\$0.09
Security	Low	\$0.31	\$0.31	\$0.31	\$0.31	\$0.31	\$0.31	\$0.31
Total Op.Exp/Modified Gross Leases		\$1.09	\$1.13	\$0.98	\$0.83	\$1.09	\$0.86	\$1.00
Total Op.Exp/Full Service Leases		\$7.87	\$7.79	\$7.76	\$7.74	\$8.20	\$7.38	\$8.04