

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 2025 Calendar
(Data as of November 2024)

2025 Operating Expenses Use for Leased Office Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.68	\$1.68	\$1.70	\$1.65	\$1.86	\$1.61	\$1.86
Energy	Low	\$1.36	\$1.38	\$1.29	\$1.40	\$1.32	\$1.48	\$1.32
Refuse	Medium	\$0.10	\$0.37	\$0.24	\$0.06	\$0.31	\$0.23	\$0.05
Water/Sewer	Medium	\$0.68	\$0.80	\$1.25	\$0.21	\$1.51	\$0.20	\$0.59
Grounds	Low	\$0.08	\$0.07	\$0.08	\$0.07	\$0.10	\$0.06	\$0.10
Maintenance and Repair		\$6.77	\$6.63	\$6.94	\$6.91	\$7.35	\$6.51	\$7.26
Management	Low	\$1.05	\$0.96	\$0.99	\$1.00	\$1.05	\$0.92	\$1.05
Pest Control	Low	\$0.14	\$0.10	\$0.10	\$0.10	\$0.12	\$0.10	\$0.12
Road Clearance	Medium	\$0.04	\$0.14	\$0.07	\$0.16	\$0.11	\$0.16	\$0.11
Security	Low	\$0.11	\$0.11	\$0.11	\$0.11	\$0.11	\$0.11	\$0.11
Total Op.Exp/Modified Gross Leases		\$3.82	\$4.23	\$4.48	\$3.32	\$5.00	\$3.52	\$3.82
Total Op.Exp/Full Service Leases		\$12.01	\$12.24	\$12.77	\$11.67	\$13.84	\$11.38	\$12.57

2025 Operating Expenses Use for Owned Office Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.68	\$1.68	\$1.70	\$1.65	\$1.86	\$1.61	\$1.86
Energy	Low	\$1.36	\$1.38	\$1.29	\$1.40	\$1.32	\$1.48	\$1.32
Refuse	Medium	\$0.10	\$0.37	\$0.24	\$0.06	\$0.31	\$0.23	\$0.05
Water/Sewer	Medium	\$0.68	\$0.80	\$1.25	\$0.21	\$1.51	\$0.20	\$0.59
Grounds	Low	\$0.08	\$0.07	\$0.08	\$0.07	\$0.10	\$0.06	\$0.10
Maintenance and Repair		\$6.77	\$6.63	\$6.94	\$6.91	\$7.35	\$6.51	\$7.26
Pest Control	Low	\$0.14	\$0.10	\$0.10	\$0.10	\$0.12	\$0.10	\$0.12
Road Clearance	Medium	\$0.04	\$0.14	\$0.07	\$0.16	\$0.11	\$0.16	\$0.11
Total Op.Exp/Modified Gross Leases		\$3.82	\$4.23	\$4.48	\$3.32	\$5.00	\$3.52	\$3.82
Total Op.Exp/Full Service Leases		\$10.85	\$11.17	\$11.67	\$10.56	\$12.68	\$10.35	\$11.41

2025 Operating Expenses Use for Leased General Laboratory Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Medium	\$1.68	\$1.69	\$1.71	\$1.66	\$1.86	\$1.62	\$1.86
Energy	Medium	\$5.43	\$5.49	\$5.12	\$5.56	\$5.26	\$5.89	\$5.26
Refuse	Medium	\$0.10	\$0.37	\$0.24	\$0.06	\$0.31	\$0.23	\$0.05
Water/Sewer	Medium	\$0.83	\$0.97	\$1.52	\$0.26	\$1.84	\$0.25	\$0.71
Grounds	Low	\$0.08	\$0.07	\$0.08	\$0.07	\$0.10	\$0.06	\$0.10
Maintenance and Repair*		\$6.77	\$6.63	\$6.94	\$6.91	\$7.35	\$6.51	\$7.26
Management	Low	\$1.72	\$1.57	\$1.62	\$1.63	\$1.71	\$1.50	\$1.71
Pest Control	Low	\$0.14	\$0.10	\$0.10	\$0.10	\$0.12	\$0.10	\$0.12
Road Clearance	Medium	\$0.04	\$0.14	\$0.07	\$0.16	\$0.11	\$0.16	\$0.11
Security	Low	\$0.12	\$0.12	\$0.12	\$0.12	\$0.12	\$0.12	\$0.12
Total Op.Exp/Modified Gross Leases		\$8.04	\$8.52	\$8.59	\$7.54	\$9.27	\$7.99	\$7.88
Total Op.Exp/Full Service Leases		\$16.91	\$17.15	\$17.52	\$16.53	\$18.78	\$16.44	\$17.30

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

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2025 Operating Expenses Use for Leased Warehouse (Non-Temperature) Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Low	\$0.07	\$0.07	\$0.07	\$0.07	\$0.08	\$0.06	\$0.08
Energy	Low	\$0.45	\$0.45	\$0.42	\$0.46	\$0.43	\$0.49	\$0.43
Refuse	Low	\$0.01	\$0.02	\$0.01	\$0.01	\$0.02	\$0.01	\$0.01
Water/Sewer	Low	\$0.01	\$0.01	\$0.02	\$0.01	\$0.03	\$0.01	\$0.01
Grounds	Low	\$0.03	\$0.03	\$0.03	\$0.03	\$0.04	\$0.03	\$0.04
Maintenance and Repair		\$3.17	\$3.10	\$3.19	\$3.19	\$3.42	\$3.00	\$3.35
Management	Low	\$0.63	\$0.58	\$0.60	\$0.60	\$0.63	\$0.55	\$0.63
Pest Control	Low	\$0.14	\$0.10	\$0.10	\$0.10	\$0.12	\$0.10	\$0.12
Road Clearance	Medium	\$0.04	\$0.14	\$0.07	\$0.16	\$0.11	\$0.16	\$0.11
Security	Low	\$0.09	\$0.09	\$0.09	\$0.09	\$0.09	\$0.09	\$0.09
Total Op.Exp/Modified Gross Leases		\$0.54	\$0.55	\$0.52	\$0.55	\$0.56	\$0.57	\$0.53
Total Op.Exp/Full Service Leases		\$4.64	\$4.59	\$4.60	\$4.72	\$4.97	\$4.50	\$4.87

2025 Operating Expenses Use for Leased Warehouse (Temp Control) Facilities								
Service Category	Service Level	Anacortes	Olympia	Portland	Richland	Seattle	Spokane	Tacoma
Custodial	Low	\$0.11	\$0.11	\$0.11	\$0.11	\$0.12	\$0.10	\$0.12
Energy	Low	\$0.96	\$0.98	\$0.91	\$0.99	\$0.93	\$1.04	\$0.93
Refuse	Low	\$0.01	\$0.02	\$0.01	\$0.01	\$0.02	\$0.01	\$0.01
Water/Sewer	Low	\$0.10	\$0.12	\$0.19	\$0.03	\$0.23	\$0.03	\$0.09
Grounds	Low	\$0.03	\$0.03	\$0.03	\$0.03	\$0.04	\$0.03	\$0.04
Maintenance and Repair		\$6.22	\$6.11	\$6.27	\$6.31	\$6.63	\$5.95	\$6.55
Management	Low	\$0.66	\$0.60	\$0.62	\$0.62	\$0.66	\$0.57	\$0.66
Pest Control	Low	\$0.14	\$0.10	\$0.10	\$0.10	\$0.12	\$0.10	\$0.12
Road Clearance	Medium	\$0.04	\$0.14	\$0.07	\$0.16	\$0.11	\$0.16	\$0.11
Security	Low	\$0.33	\$0.33	\$0.33	\$0.33	\$0.33	\$0.33	\$0.33
Total Op.Exp/Modified Gross Leases		\$1.18	\$1.23	\$1.22	\$1.14	\$1.30	\$1.18	\$1.15
Total Op.Exp/Full Service Leases		\$8.60	\$8.54	\$8.64	\$8.69	\$9.19	\$8.32	\$8.96

Washington State Office of Financial Management (OFM)
State Facilities Oversight
Service Categories and Descriptions Based on The Cost Library from CBRE

Service Category	Service Description
Maintenance and Repair	<p>The collection of activities necessary of keeping a facility in good working order. Other tasks associated with facility operation such as custodial services, landscaping, waste disposal, and the provision of central utilities are not included in definition of M&R, nor are costs associated with recapitalization. M&R activities are divided into four types:</p> <ol style="list-style-type: none"> 1. Preventative maintenance (PM) and minor repair consists of scheduled tasks that sustain a component's level of service during a prescribed lifetime. 2. Unscheduled maintenance consists of service calls, emergency response, and other tasks that cannot be individually anticipated. 3. Renewal and replacement consists of component overhaul or major replacement tasks. These tasks extend a component lifetime, and reset the schedule of PM and minor repair tasks.
Custodial	Service include the cleaning of offices, work areas, restrooms and common areas. Trash removal is not included.
Energy	includes all expenses related to the purchase, generation, distribution, and conservation of energy and source fuels necessary to operate an asset and its typical programmatic equipment. Not included are utilities maintenance or supervision.
Grounds	Include the maintenance of exterior landscaped areas. It does not include street sweeping or snow removal, the maintenance of parking lots or roadways, or the maintenance of signage. Also not included is the maintenance of semi-improved and unimproved areas.
Management	Includes management services common to a large commercial facility or campus: project management, material procurement, facility IT support, business services, planning and engineering. It does not include leasing commissions or direct supervision of M&R, grounds, or utilities.
Pest Control	Includes rodent control and insect abatement procedures and inspections, both indoors and outdoors. Use of herbicides is not included.
Refuse	Service includes trash collection and disposal, pick-up services, fees, recycling operations and administration. Not included are the handling and disposal of hazardous materials and investment in recycling programs or facilities.
Road Clearance	Includes sweeping sand and debris and removing snow and ice from paved areas including roads, sidewalks, walkways, and parking lots.
Security	Services insure the physical security of assets and occupants, and include monitoring equipment, personnel, and patrol services.
Telecommunications	Includes voice and data equipment and service.
Water and Sewer	Includes potable water, irrigation water, and sewage services.