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DIRECTOR OF RESEARCH

Shari F. Epstein



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For more information, please contact:

IFMA Research Department

1 East Greenway Plaza, Suite 1100, Houston, TX 77046-0104, USA

Phone: +1-713-623-4362

Fax: +1-713-623-6124

E-mail: research@ifma.org

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**OPERATIONS AND MAINTENANCE
BENCHMARKS**

Janitorial

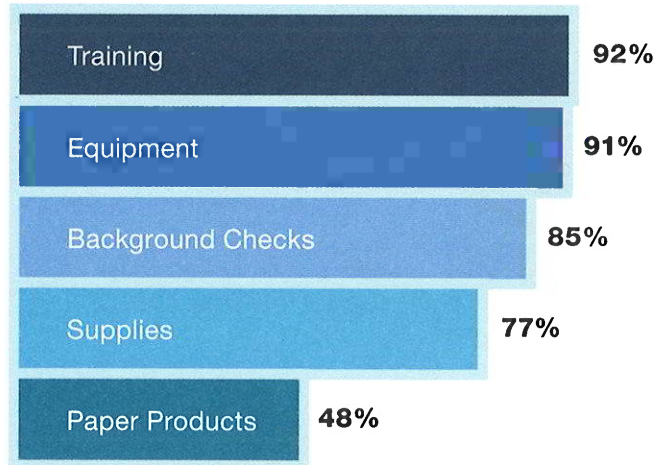
Janitorial Staffing

The following chart shows the average number of janitors, janitorial supervisors and project cleaners (special cleaning or floor crew) for different facility sizes. The median amount of floor area cleaned per janitor is 27,000 rentable square feet.

Facility Size (RSF)	N	Number of Janitor FTEs	Number of Janitorial Supervisor FTEs	Number of Project Cleaners, Special Cleaning or Floor Crew FTEs
Less than 50,000	85	3.2	1.0	2.2
50,000–100,000	89	3.7	1.0	2.6
100,001–250,000	132	6.7	1.3	2.7
250,001–500,000	109	13.1	1.7	3.3
500,001–750,000	33	18.7	1.8	3.7
750,001–1,000,000	20	23.2	3.0	4.0
1,000,001–1,250,000	12	24.8	3.8	6.1
1,250,001–1,500,000	13	33.4	4.6	6.2
1,500,001–2,000,000	7	41.8	4.0	6.0
2,000,001–3,000,000	12	88.8	5.9	7.8
3,000,001–5,000,000	8	143.7	12.1	19.0
More than 5,000,000	8	247.5	15.0	18.0

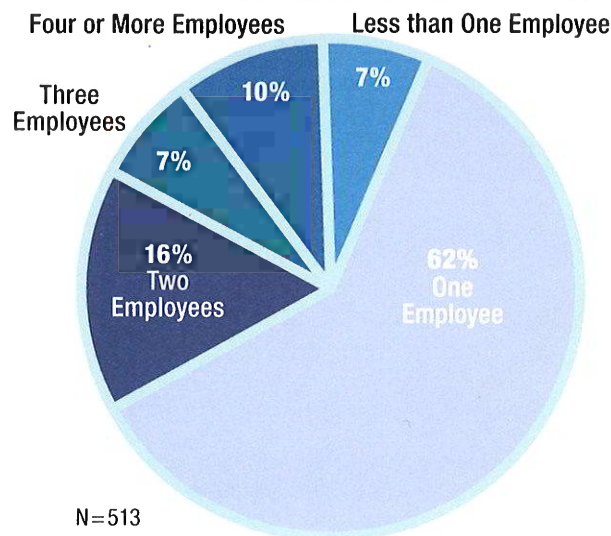
Contractor Practices

CONTRACTOR PROVIDES



N=521

NUMBER OF IN-HOUSE EMPLOYEES SUPERVISING CONTRACT



N=513