

APPENDIX D: FORMULA FOR ANNUAL MAINTENANCE

Note: This information also appears in the Spreadsheet Key.

The formula is: Annual Maintenance Cost = Estimated Value x 1.5%

This formula is based on a study done by Yale University to estimate annual maintenance for its buildings. The Historic Preservation Section conducted several checks on this proposed formula.¹⁴ The first check involved looking at the known costs associated with restoring/rehabilitating several buildings in the Department's portfolio of park buildings (Woodlawn buildings, the Waters House, the Joseph White House, etc.) A second check was done by adding up the actual costs -- per a detailed review of invoices -- that a homeowner incurred annually for maintenance of a property at least 50 years old; in reasonable, but not excellent condition; and not designated on any historic inventory. The third check involved looking at the costs undertaken by a private homeowner in possession of a very significant, Master Plan-listed Federal-era house and its associated 19th-century outbuildings (corncrib, barn, log meat house, etc.). An analysis of a year's worth of investment in maintaining that private property via a detailed review of invoices confirmed that the formulas for determining both Annual Maintenance Cost and Estimated Values are reasonable and therefore valid for budget appropriation purposes.

¹⁴ As described in Chapter 4, this formula is based on Yale University's physical plan study. In lieu of conducting a three-year conceptual cost model as Yale did, this Plan recommends adopting the low-end multiplier of 1.5%, in conjunction with the Estimated Value figure established for this Strategic Plan, to derive annual maintenance costs.