

**Washington Adventist Hospital Replacement Project Construction Costs Compared to Marshall Valuation Service Benchmark
NEW HOSPITAL CONSTRUCTION AT WHITE OAK**

Adjustments to MVS Benchmark

Project Budget Item	Cost	Explanation of Requirement	Scope of Work
<i>(1) Costs of buying land such as escrow fees, legal fees, property taxes, right of way costs, demolition, storm drains, rough grading.</i>			
Demolition	100,000	MVS excludes site demolition.	Removal of existing asphalt paving, curbs, sidewalks & paths.
Storm Drains	1,500,000	MVS excludes storm drains.	New storm drain system incl. pipe, excavation, culverts & manholes.
Rough Grading	1,200,000	MVS excludes rough grading in excess of building pads.	Steep site requires fill to create building pads.
Site Utility Relocation	150,000	Existing utilities must be relocated for bldg pads.	Relocate two existing storm lines and one existing sewer line.
Deforestation - Tree Clearing	150,000	Site is totally wooded.	Clear and grub 23 acres.
Sediment and Erosion Control	100,000	Montgomery County requirement to meet NPDES standards.	Super silt fence, dikes, rip-rap, gravel and baffelboard.
Forest Conservation	250,000	Montgomery County requirement.	Reforest 4.3 acres including first cost & bonding for plantings, installation and maintenance. Wetlands enhancement of 0.48 acres.
<i>(2) Pillings or hillside foundations, soil compaction and vibration, terracing.</i>			
Hillside Foundation	300,000	MVS excludes hillside foundations. Taller & thicker basement walls are required due to the steep site.	Increase in wall height from 15' to 21', thickness from 12" to 16", for 800 LF.
<i>(3) Cost of land planning, interest/taxes on land, feasibility studies, CON, environ impact reports, haz mat testing, appraisal and consulting fees.</i>			
Montgomery County Land Use Costs, Including Design	3,000,000	MVS excludes cost of land planning. Special Exception, re-platting and add'l site plan approvals are required.	County application fees, design & legal consultants, community outreach, recordation costs.
<i>(4) Financing discounts, funds for operating startup, project bond issues, permanent financing, developmental overhead.</i>			
None of these costs are included in the main building estimate.			

(5) Yard improvements including septic systems, signs, landscaping, paving, walls, yard lighting, pools or other recreational facilities.			
Signs	150,000	MVS excludes site signage.	Site signage.
Landscaping	1,000,000	MVS excludes landscaping.	Landscaping.
Paving	3,800,000	MVS excludes site paving.	Site roadways, parking and sidewalks.
Walls	800,000	MVS excludes site walls.	Site retaining walls up to 30' tall and 1,300' long.
Yard Lighting	250,000	MVS excludes site lighting.	Site lighting - 86 fixtures.
(6) Off-site costs including roads, utilities, park fees, jurisdictional hookup, top-in, impact or entitlement fees and assessments.			
Off-site Costs: Roads	2,500,000	Montgomery County DPW requires off-site road improvements as a condition of the Special Exception.	Road widening & signalization at 4 intersections, incl. cost of easements, grading, landscaping, new bus shelter.
Off-site Costs: Utilities	600,000	Montgomery County DPW requires off-site road improvements as a condition of the Special Exception.	Road work includes relocation of existing electrical, water, gas lines & new storm water management.
Off-site Costs: Jurisdictional Hook-up Fees	750,000	MVS excludes jurisdictional hook-up fees.	Connection fees for electrical (PEPCO), telecom (Verizon), water (WSSC), gas (Wash Gas) & cable.
(7) Furnishings and fixtures, usually not found in the general contract, that are particular to a definite tenant.			
Helipad	200,000	Req'd due to WAH participation in regional disaster network.	Helipad, lighting, windsock, grading, security barricades, painting & fencing.
Oxygen Farm	250,000	Oxygen farm is remote due to site restrictions.	Additional oxygen supply piping - 500 feet.
Pneumatic Tube System	500,000	MVS excludes pneumatic tube systems.	15 stations: central sterile, pharmacy, lab, testing, surgery, IMCU, med surg units, ante/post partum, OB, ICU, ED
Additional Elevator - Kitchen to Servery	100,000	Due to long narrow site, the floor plates are too small to locate the servery & kitchen on the same floor.	One 2-stop hydraulic service elevator.
Additional Elevators - Central Sterile to Surgery	200,000	Due to long narrow site, the floor plates are too small to locate central sterile & surgery on the same floor.	Two 2-stop hydraulic service elevators.
(8) Marketing costs to create first occupancy.			
None of these costs are included in the main building estimate.			

Additional required adjustments.			
Canopies	1,000,000	MVS excludes exterior canopies.	Canopies at main entrance, ER drop-off & ambulance bays.
Redundant Electrical Service	250,000	MVS includes a single point of electrical service.	Additional redundant elec service to site. Ductbank only. Feeders by PEPCO.
Redundant Water Service	350,000	MVS includes a single point of water service.	Additional redundant public water service to site.
Total Adjustments to Cost	\$ 19,450,000		