

**Marshall Valuation Service Benchmark for Washington Adventist Hospital
NEW HOSPITAL CONSTRUCTION AT WHITE OAK**

Construction Class/Quality Class A/Good Quality

	Basement		Above Ground FL 1 - 2		Above Ground FL 3 - 4		Above Ground FL 5 - 8		Total
	1	2	2	2	4	4	9		
Number of Stories									
Square Feet	70,836	146,224	95,090	116,250			428,400		
Perimeter (Avg of listed floors)	1,482	1,550	1,234	913					
Floor to Floor Height	21	18	15	15					
Base Costs per SF (11/11 Baseline)	\$144.83	\$336.71	\$336.71	\$336.71	\$336.71	\$336.71			
Sprinklers	\$2.17	\$2.17	\$2.17	\$2.17	\$2.17	\$2.17			
Adjusted Base Cost per SF	\$147.00	\$338.88	\$338.88	\$338.88	\$338.88	\$338.88			
Adjustment Factor For Department Cost Differences ¹	1.062	1.130	1.201	0.967					
Gross Base Cost	\$156.11	\$383.08	\$406.93	\$327.53					
Perimeter Multiplier ²	0.895	0.901	0.913	0.930					
Height per Story Multiplier	1.207	1.138	1.069	1.069					
Multi-Story Multiplier ³	1.000	1.000	1.0025	1.005					
Refined Square Foot Cost	\$168.70	\$392.83	\$398.20	\$327.11					
Update Multiplier (VALID 10/13)	1.06	1.06	1.06	1.06					
Location Multiplier (Silver Spring)	1.07	1.07	1.07	1.07					
	\$191.34	\$445.55	\$451.64	\$371.00					
Benchmark MVS Cost per SF	\$191.34	\$445.55	\$451.64	\$371.00					
Total Cost Based on MVS	\$13,553,810	\$65,149,530	\$42,946,078	\$43,129,089			\$164,778,506		

TOTAL BENCHMARK MVS COST PER SF

\$384.64