

**Marshall Valuation Service Departmental Cost Factors for Washington Adventist Hospital  
NEW HOSPITAL CONSTRUCTION AT WHITE OAK**

Space Name	Level	Area	MVS Adj.	MVS Cost Category
<b>CELLAR</b>				
Lobby & Public Facilities	CELLAR	0	0.8	Public Space
Clinical Engineering	CELLAR	790	0.96	Administration
Clinical Laboratory	CELLAR	9,396	1.15	Laboratory
Central Sterile Supply	CELLAR	8,500	1.54	Central Sterile Supply
Environmental Services	CELLAR	2,863	1.2	Service Department
Health Information	CELLAR	2,056	0.96	Administration
Information Systems	CELLAR	2,424	0.96	Administration
Inpatient Pharmacy	CELLAR	4,524	1.33	Pharmacy
Kitchen & Administration	CELLAR	5,692	1.52	Dietary
Materials Management	CELLAR	7,210	1.2	Service Department
Morgue	CELLAR	409	1.6	Storage and Refrigeration
Plant Operations	CELLAR	3,113	0.96	Offices
Staff Facilities	CELLAR	1,962	0.8	Employee Facilities
Mechanical & Electrical	CELLAR	11,483	0.7	Mechanical Equipment and Shops
Subtotal		60,422		
Circulation and Corridors	CELLAR	10,414	0.6	Internal Circulation, Corridors
<b>CELLAR TOTAL</b>		<b>70,836</b>		

**MVS Adjustment Factor, Cellar: 1.062**

**LEVEL 1**

Cafeteria & Servery, Vending C	LEVEL 1	6,709	0.95	Dining Room
Emergency Services	LEVEL 1	25,249	1.18	Emergency Suite
Employee Health	LEVEL 1	1,197	0.96	Administration
Executive Suite	LEVEL 1	5,068	0.96	Administration
Gift Shop	LEVEL 1	734	0.8	Public Space
Health Information	LEVEL 1	745	0.8	Public Space
Human Resources	LEVEL 1	1,725	0.96	Administration
Lobby & Public Facilities	LEVEL 1	1,313	0.8	Public Space
Medical Staff	LEVEL 1	3,507	0.96	Administration
Meditation	LEVEL 1	324	0.8	Public Space
Nursing Administration	LEVEL 1	1,820	0.96	Administration
Patient Access	LEVEL 1	2,708	0.8	Public Space
Radiology	LEVEL 1	14,584	1.22	Radiology
Security & Safety	LEVEL 1	696	0.96	Administration
Volunteers	LEVEL 1	745	0.8	Volunteer Areas
Mechanical & Electrical	LEVEL 1	3,509	0.7	Mechanical Equipment and Shops
Subtotal		70,633		
Circulation and Corridors	LEVEL 1	11,161	0.6	Internal Circulation, Corridors
<b>LEVEL 1 TOTAL</b>		<b>81,794</b>		

**MVS Adjustment Factor, Level 1: 1**

**LEVEL 2**

ICU/CCU	LEVEL 2	18,676	1.06 Inpatient Units
Ors/PACU/Endoscopy	LEVEL 2	35,235	1.59 Operating Suite, Total
Respiratory Care	LEVEL 2	1,399	1.09 Physical Medicine
OR Admin	LEVEL 2	1,137	0.96 Offices
Lobby & Public Facilities	LEVEL 2	708	0.8 Public Space
Mechanical & Electrical	LEVEL 2	1,018	0.7 Mechanical Equipment and Shops
Subtotal		58,173	
Circulation and Corridors	LEVEL 2	6,257	0.6 Internal Circulation, Corridors
<b>LEVEL 2 TOTAL</b>		<b>64,430</b>	

**MVS Adjustment Factor, Level 2: 1.296****LEVEL 3**

Lobby & Public Facilities	LEVEL 3	713	0.8 Public Space
Telemetry	LEVEL 3	18,875	1.06 Inpatient Units
Cath Lab	LEVEL 3	19,546	1.59 Operating Suite, Total
Cardio Admin	LEVEL 3	749	0.96 Offices
ECG	LEVEL 3	4,030	1.18 Adjunct Facilities
Mechanical & Electrical	LEVEL 3	941	0.7 Mechanical Equipment and Shops
Subtotal		44,854	
Circulation and Corridors	LEVEL 3	7,094	0.6 Internal Circulation, Corridors
<b>LEVEL 3 TOTAL</b>		<b>51,948</b>	

**MVS Adjustment Factor, Level 3: 1.194****LEVEL 4**

Lobby & Public Facilities	LEVEL 4	1,084	0.8 Public Space
Labor & Delivery	LEVEL 4	16,605	1.44 Obstetrical Suite
Maternity	LEVEL 4	14,384	1.06 Inpatient Units
Nursery	LEVEL 4	3,812	1.06 Inpatient Units
On-Call	LEVEL 4	1,092	0.8 Employee Facilities
Mechanical & Electrical	LEVEL 4	823	0.7 Mechanical Equipment and Shops
Subtotal		32,073	
Circulation and Corridors	LEVEL 4	11,069	0.6 Internal Circulation, Corridors
<b>LEVEL 4 TOTAL</b>		<b>43,142</b>	

**MVS Adjustment Factor, Level 4: 1.209****LEVEL 5**

5 North Med/Surg Unit	LEVEL 5	19,020	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 5	1,164	0.8 Public Space
Inpatient PM&R	LEVEL 5	2,202	1.09 Physical Medicine
On-Call	LEVEL 5	937	0.8 Employee Facilities
Mechanical & Electrical	LEVEL 5	540	0.7 Mechanical Equipment and Shops
Subtotal		23,863	
Circulation and Corridors	LEVEL 5	4,426	0.6 Internal Circulation, Corridors
<b>LEVEL 5 TOTAL</b>		<b>28,289</b>	

**MVS Adjustment Factor, Level 5: 0.964**

**LEVEL 6**

6 North Med/Surg Unit	LEVEL 6	19,023	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 6	1,159	0.8 Public Space
Inpatient Dialysis	LEVEL 6	2,212	1.18 Adjunct Facilities
Clinical Engineering	LEVEL 6	937	0.96 Offices
Mechanical & Electrical	LEVEL 6	540	0.7 Mechanical Equipment and Shops
Subtotal		23,871	
Circulation and Corridors	LEVEL 6	4,418	0.6 Internal Circulation, Corridors
<b>LEVEL 6 TOTAL</b>		<b>28,289</b>	

**MVS Adjustment Factor, Level 6: 0.977****LEVEL 7**

7 North Med/Surg Unit	LEVEL 7	19,024	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 7	1,162	0.8 Public Space
Case Mngmt	LEVEL 7	1,282	0.96 Offices
GME	LEVEL 7	1,873	0.96 Offices
Mechanical & Electrical	LEVEL 7	536	0.7 Mechanical Equipment and Shops
Subtotal		23,877	
Circulation and Corridors	LEVEL 7	4,412	0.6 Internal Circulation, Corridors
<b>LEVEL 7 TOTAL</b>		<b>28,289</b>	

**MVS Adjustment Factor, Level 7: 0.96****LEVEL 8**

8 Med/Surg Unit	LEVEL 8	19,014	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 8	1,162	0.8 Public Space
IC/QM/RM	LEVEL 8	2,479	0.96 Administration
Patient Transport	LEVEL 8	672	1.18 Adjunct Facilities
Mechanical & Electrical	LEVEL 8	545	0.7 Mechanical Equipment and Shops
Subtotal		23,872	
Circulation and Corridors	LEVEL 8	4,417	0.6 Internal Circulation, Corridors
<b>LEVEL 8 TOTAL</b>		<b>28,289</b>	

**MVS Adjustment Factor, Level 8: 0.965**