

**Marshall Valuation Service Benchmark for Washington Adventist Hospital
RENOVATIONS AT TAKOMA PARK**

Construction Class/Quality

Class B/Average Quality

| | Above Ground | | Total |
|--|-----------------|-----------------|-------------|
| | LL 1 | 2 | |
| Number of Stories | 1 | 1 | 2 |
| Square Feet | 6,400 | 14,900 | 21,300 |
| Perimeter | N/A | N/A | |
| Floor to Floor Height | 12' or Less | 12' or Less | |
| Base Costs per SF (11/11 Baseline) | \$170.93 | \$253.26 | |
| Sprinklers | \$0.00 | \$0.00 | |
| Adjusted Base Cost per SF | \$170.93 | \$253.26 | |
| Adjustment Factor For Department Cost Differences ¹ | 1.00 | 1.00 | |
| Gross Base Cost | \$170.93 | \$253.26 | |
| Perimeter Multiplier ² | 1.00 | 1.00 | |
| Height per Story Multiplier | 1.00 | 1.00 | |
| Multi-Story Multiplier | 1.00 | 1.00 | |
| Complex Site Adjustment ³ | 1.10 | 1.10 | |
| Repair and Remodel Adjustment ⁴ | 1.15 | 1.15 | |
| Refined Square Foot Cost | \$216.23 | \$320.37 | |
| Update Multiplier (VALID 10/13) | 1.06 | 1.06 | |
| Location Multiplier (MD) | 1.03 | 1.03 | |
| | \$236.08 | \$349.78 | |
| Benchmark MVS Cost per SF | \$236.08 | \$349.78 | |
| Total Cost Based on MVS | \$1,510,887 | \$5,211,785 | \$6,722,672 |

TOTAL BENCHMARK MVS COST PER SF

\$315.62