

**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 - 7	Total
Number of Stories	1	2	2	4	9
Square Feet	70,931	149,016	111,889	95,826	427,662
Perimeter (Avg of listed floors)	1,876	1,690	1,464	983	
Floor to Floor Height	21	18	15	15	
<b>Base Costs per SF (11/11 Baseline)</b>	<b>\$144.83</b>	<b>\$336.71</b>	<b>\$336.71</b>	<b>\$336.71</b>	
Sprinklers	\$2.17	\$2.17	\$2.17	\$2.17	
Adjusted Base Cost per SF	\$147.00	\$338.88	\$338.88	\$338.88	
Adjustment Factor For Department Cost Differences <sup>1</sup>	1.068	1.099	1.069	0.9970	
Gross Base Cost	\$157.00	\$372.40	\$362.12	\$337.86	
Perimeter Multiplier <sup>2</sup>	0.9110	0.9055	0.9136	0.9277	
Height per Story Multiplier	1.207	1.138	1.069	1.069	
Multi-Story Multiplier <sup>3</sup>	1.000	1.000	1.0025	1.005	
<b>Refined Square Foot Cost</b>	<b>\$172.63</b>	<b>\$383.74</b>	<b>\$354.54</b>	<b>\$336.74</b>	
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	
	\$195.80	\$435.24	\$402.12	\$381.93	
<b>Benchmark MVS Cost per SF</b>	<b>\$195.80</b>	<b>\$435.24</b>	<b>\$402.12</b>	<b>\$381.93</b>	
Total Cost Based on MVS	\$13,888,008	\$64,857,121	\$44,992,777	\$36,598,680	\$160,336,586

**TOTAL BENCHMARK MVS COST PER SF**

**\$374.91**

Notes:

1. Departmental cost factor is a weighted average for FL 1 -2, FL 3 - 4 and FL 5 - 7.
2. Perimeter multiplier is a weighted average for FL 1-2 and FL 3-4.
3. Multi-story multiplier is an average for FL 3 - 4, i.e. FL 3 = 0 and FL 4 = 1.005