

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
CELLAR				
Lobby & Public Facilities	CELLAR	322	0.8	Public Space
Clinical Engineering	CELLAR	948	0.96	Administration
Clinical Laboratory	CELLAR	9,500	1.15	Laboratory
Central Sterile Supply	CELLAR	7,491	1.54	Central Sterile Supply
Environmental Services	CELLAR	3,205	1.2	Service Department
Health Information	CELLAR	2,033	0.96	Administration
Information Systems	CELLAR	2,414	0.96	Administration
Inpatient Pharmacy	CELLAR	4,570	1.33	Pharmacy
Kitchen & Administration	CELLAR	5,496	1.52	Dietary
Materials Management	CELLAR	9,522	1.2	Service Department
Morgue	CELLAR	395	1.6	Storage and Refridgeration
Plant Operations	CELLAR	3,058	0.96	Offices
Staff Facilities	CELLAR	1,805	0.8	Employee Facilities
Mechanical & Electrical	CELLAR	10,459	0.7	Mechanical Equipment and Shops
Subtotal		61,218		
Circulation and Corridors	CELLAR	9,713	0.6	Internal Circulation, Corridors
CELLAR TOTAL		70,931		

MVS Adjustment Factor, Cellar: 1.068

LEVEL 1

Cafeteria & Servery, Vending Ce	LEVEL 1	6,864	0.95	Dining Room
Emergency Services	LEVEL 1	21,714	1.18	Emergency Suite
Employee Health	LEVEL 1	646	0.96	Administration
Executive Suite	LEVEL 1	6,821	0.96	Administration
Health Information	LEVEL 1	456	0.8	Public Space
Human Resources	LEVEL 1	1,240	0.96	Administration
Lobby & Public Facilities	LEVEL 1	7,720	0.8	Public Space
Medical Staff	LEVEL 1	3,632	0.96	Administration
Nursing Administration	LEVEL 1	1,200	0.96	Administration
Patient Access	LEVEL 1	2,768	0.8	Public Space
Radiology	LEVEL 1	11,605	1.22	Radiology
Security & Safety	LEVEL 1	683	0.96	Administration
Volunteers	LEVEL 1	738	0.8	Volunteer Areas
Mechanical & Electrical	LEVEL 1	944	0.7	Mechanical Equipment and Shops
Subtotal		67,031		
Circulation and Corridors	LEVEL 1	14,753	0.6	Internal Circulation, Corridors
LEVEL 1 TOTAL		81,784		

MVS Adjustment Factor, Level 1: 0.964

LEVEL 2

ICU/CCU	LEVEL 2	19,930	1.06	Inpatient Units
Ors/PACU/Endoscopy	LEVEL 2	33,348	1.59	Operating Suite, Total
Respiratory Care	LEVEL 2	1,414	1.09	Physical Medicine
OR Admin	LEVEL 2	1,149	0.96	Offices
Shared Programs	LEVEL 2	703	0.96	Offices
Staff Facilities	LEVEL 2	280	0.8	Public Space
Lobby & Public Facilities	LEVEL 2	4,244	0.8	Public Space
Mechanical & Electrical	LEVEL 2	1,039	0.7	Mechanical Equipment and Shops
Subtotal		62,107		
Circulation and Corridors	LEVEL 2	5,125	0.6	Internal Circulation, Corridors
LEVEL 2 TOTAL		67,232		

MVS Adjustment Factor, Level 2: 1.263

LEVEL 3			
Lobby & Public Facilities	LEVEL 3	1,144	0.8 Public Space
Telemetry	LEVEL 3	20,171	1.06 Inpatient Units
Cath Lab	LEVEL 3	20,611	1.59 Operating Suite, Total
Cardio Admin	LEVEL 3	853	0.96 Offices
Shared Programs	LEVEL 3	573	0.96 Offices
ECG	LEVEL 3	4,278	1.18 Adjunct Facilities
Shell Space	LEVEL 3	14,042	0.5 Unassigned Space
Mechanical & Electrical	LEVEL 3	838	0.7 Mechanical Equipment and Shops
Subtotal		62,510	
Circulation and Corridors	LEVEL 3	4,285	0.6 Internal Circulation, Corridors
LEVEL 3 TOTAL		66,795	
MVS Adjustment Factor, Level 3: 1.073			

LEVEL 4			
Lobby & Public Facilities	LEVEL 4	3,091	0.8 Public Space
Labor & Delivery	LEVEL 4	12,372	1.44 Obstetrical Suite
Maternity	LEVEL 4	16,145	1.06 Inpatient Units
Nursery	LEVEL 4	4,145	1.06 Inpatient Units
Shared Programs	LEVEL 4	544	0.96 Offices
On-Call	LEVEL 4	1,129	0.8 Employee Facilities
Mechanical & Electrical	LEVEL 4	889	0.7 Mechanical Equipment and Shops
Subtotal		38,315	
Circulation and Corridors	LEVEL 4	6,779	0.6 Internal Circulation, Corridors
LEVEL 4 TOTAL		45,094	
MVS Adjustment Factor, Level 4: 1.062			

LEVEL 5			
5 North Med/Surg Unit	LEVEL 5	20,917	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 5	1,208	0.8 Public Space
Inpatient PM&R	LEVEL 5	3,520	1.09 Physical Medicine
Shared Programs	LEVEL 5	1,740	0.96 Offices
Mechanical & Electrical	LEVEL 5	563	0.7 Mechanical Equipment and Shops
Subtotal		27,948	
Circulation and Corridors	LEVEL 5	2,959	0.6 Internal Circulation, Corridors
LEVEL 5 TOTAL		30,907	
MVS Adjustment Factor, Level 5: 0.997			

LEVEL 6			
6 North Med/Surg Unit	LEVEL 6	21,967	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 6	1,199	0.8 Public Space
Inpatient Dialysis	LEVEL 6	2,526	1.18 Adjunct Facilities
Clinical Engineering	LEVEL 6	1,100	0.96 Offices
Shared Programs	LEVEL 6	619	0.96 Offices
Mechanical & Electrical	LEVEL 6	562	0.7 Mechanical Equipment and Shops
Subtotal		27,973	
Circulation and Corridors	LEVEL 6	2,934	0.6 Internal Circulation, Corridors
LEVEL 6 TOTAL		30,907	
MVS Adjustment Factor, Level 6: 1.004			

LEVEL 7			
8 Med/Surg Unit	LEVEL 8	20,867	1.06 Inpatient Units
Lobby & Public Facilities	LEVEL 8	1,289	0.8 Public Space
IC/QM/RM	LEVEL 8	2,426	0.96 Administration
Shared Programs	LEVEL 8	1,712	0.96 Administration
Patient Transport	LEVEL 8	720	1.18 Adjunct Facilities
Pulmonary	LEVEL 8	387	1.18 Adjunct Facilities
Mechanical & Electrical	LEVEL 8	565	0.7 Mechanical Equipment and Shops
Subtotal		27,966	
Circulation and Corridors	LEVEL 8	2,941	0.6 Internal Circulation, Corridors
LEVEL 8 TOTAL		30,907	
MVS Adjustment Factor, Level 8: 0.99			