

EXHIBIT 10

Marshall Valuation Service Analysis

(7) Construction Cost of Hospital Space.

The proposed cost of a hospital construction project shall be reasonable and consistent with current industry cost experience in Maryland. The projected cost per square foot of a hospital construction project or renovation project shall be compared to the benchmark cost of Good quality Class A hospital construction given in the Marshall Valuation Service® guide, updated using Marshall Valuation Service® update multipliers, and adjusted as shown in the Marshall Valuation Service® guide as necessary for site terrain, number of building levels, geographic locality, and other listed factors. If the projected cost per square foot exceeds the Marshall Valuation Service® benchmark cost, any rate increase proposed by the hospital related to the capital cost of the project shall not include the amount of the projected construction cost that exceeds the Marshall Valuation Service® benchmark and those portions of the contingency allowance, inflation allowance, and capitalized construction interest expenditure that are based on the excess construction cost.

The following compares the project costs to the Marshall Valuation Service (MVS) benchmark.

I. Marshall Valuation Service Valuation Benchmark – Renovation

Type		Hospital
Construction Quality/Class		Good/A
Stories		2
Perimeter Linear Feet		725.50
Average Floor to Floor Height		8.5
Square Feet		12,008
Average Floor Area		12,008
A. Base Costs		
Basic Structure (11/19)		\$398.00
Elimination of HVAC cost for adjustment		0
HVAC Add-on for Mild Climate		0
HVAC Add-on for Extreme Climate		0
Total Base Cost		\$398.00
Adjustment for Remodel Factor – 10%		437.80
Adjustment for Departmental Differential Cost Factors		0.876
Adjusted Total Base Cost		\$383.51
B. Additions		
Elevator (Included in Base \$398)		-\$9.19
Other		\$0.00
Sub-total		-\$9.19
Total		\$374.32
C. Multiplier		
Floor Area - Perimeter Multiplier		1.146
Product		\$428.97
Height Multiplier		0.914
Product		\$392.08
Multi-story Multiplier		NA

	Product	\$392.08
D. Sprinklers		
	Wet Sprinkler Amount	\$4.07
Sub-total		\$396.15
E. Update/Location Multipliers		
Current Cost Multiplier (11/20)		1.05
	Product	\$415.96
Location Multiplier (Silver Spring)		1.06
	Product	\$440.92
Calculated Square Foot Cost Standard		\$440.92

II. Calculation of Departmental Differential Factor

The MVS estimate for the project is impacted by the Adjustment for Departmental Differential Cost Factor. In Section 87 on page 8 of the Valuation Service, MVS provides the cost differential by hospital department compared to the average cost for an entire hospital. The calculation of the average differential cost factor is shown below.

Department/Function	DGSF*	MVS Department Name	MVS Differential Cost factor	Cost Factor X DGSF
Reception / Waiting	525	Public Spaces	0.8	420
Discharge Area	113	Offices	0.96	108
Private Bedroom (16 bedrooms, 154 SF each)	2,457	Inpatient Units	1.06	2,604
Private Bathroom (16 bathrooms, 40 SF each)	641	Inpatient Units	1.06	679
Intake/Triage Room	129	Offices	0.96	124
Exam Room	126	Offices	0.96	121
Nurse Station	197	Inpatient Units	1.06	209
Group Room - General (2 group rooms, 225 SF each)	450	Inpatient Units	1.06	477
Group Room - Occupational Therapy	270	Offices	0.96	259
Open Activity / Dayroom	480	Offices	0.96	461
Medication Room	147	Pharmacy	1.33	196
Quiet Room	92	Offices	0.96	88
Seclusion Room	70	Offices	0.96	67
Seclusion Vestibule	46	Offices	0.96	44
Seclusion Toilet	40	Offices	0.96	38
Pantry	136	Dining Room	0.95	129
Nourishment	49	Dining Room	0.95	47
Team Meeting Room	245	Offices	0.96	235
Office (5 offices 137 each)	687	Offices	0.96	660
Security / Control Room	118	Offices	0.96	113

Break Room	215	Employee Facilities	0.8	172
Patient Laundry	45	Patient Laundry	1.68	76
Soiled Holding Room	65	Patient Laundry	1.68	109
Clean Linen	94	Patient Laundry	1.68	158
Public Toilet	47	Offices	0.96	45
Staff Toilet (2 toilets 48 SF each)	96	Offices	0.96	92
Housekeeping	41	House Keeping	1.31	54
Office Storage	9	Offices	0.96	9
Patient Belongings	33	Offices	0.96	32
Equipment Storage	65	Offices	0.96	62
General Receiving Area	185	Offices	0.96	178
Circulation, MEP and other Non-program spaces	4,095	Internal Circulation, Corridors	0.6	2,457
Total	12,008	Adjustment Factor:	0.876	10,523

*Department Gross Square Feet (DGSF)

Extraordinary Cost Adjustments

This Project includes certain costs have been identified as "extraordinary" and are excluded from the comparison to the applicable MVS standard. These extraordinary construction costs are included in the construction budget, are shown on Table E (Exhibit X). Excluding these extraordinary costs reduce the estimated project costs that are comparable to the MVS applicable calculated standard.

An explanation of these extraordinary costs includes the following:

Project Budget Item	Cost		Explanation Requirement	Basis of Estimate
Design Programming	\$50,236	Building	MVS Excludes	Allowance per project size
Enhanced Commissioning	\$62,242	Building	MVS excludes	Allowance per conceptual plans
Duress System	\$249,799	Building	MVS excludes	Allowance per conceptual plans
Minor Demolition for New Work	\$135,308	Building	MVS excludes	Quantity take off from conceptual plans
Total Adjustments to Cost	\$497,585.00			

Explanation of Extraordinary Costs

Below are the explanations of the Extraordinary Costs that are not specifically excluded from the MVS average costs in the MVS Guide (at Section 1, Page 3), but are elements of this project(s) that would not be in the average cost of a hospital project.

Design Programming

These costs are exclusive of the A/E fees and are associated with developing the initial basic program for the CON application and begin the scope understanding.

Enhanced Commissioning

In addition to Fundamental / Basic Commissioning this project will have Enhanced Commissioning regardless of being certified by the USGBC. This is an additional cost to the project which is not included in the Marshall Swift Valuation costs.

Duress System

The program within this facility means staff protection is essential. A duress solution will be provided which will enable caregivers to call for help no matter where they are throughout the floor. It gives them control over their safety without impacting workflow. This not included in the Marshall Swift Valuation costs.

Interior Demolition

For the new scope of work to begin some partial miscellaneous demolition will be required and removed offsite. These costs are not included in Marshall Swift Valuation.

III. Comparison to the Marshall Valuation Service Valuation Benchmark

As noted below the project's cost per square foot are lower than the MVS Benchmark.

Renovation

Type	Renovation	Computations
MVS Cost Standard	\$5,294,567	\$440.92
Current Construction Costs	\$5,709,743	\$475.50
Extraordinary Costs	\$497,585	(\$41.44)
Adjusted Current Construction Costs	\$5,212,158	\$434.06
Above/(Below) MVS Standard	(\$82,409)	(\$6.86)
	(1.56%)	