

Marshall Valuation Service Analysis
A.L.S. HEALTHCARE CONSULTANT SERVICES
PRINCE GEORGE'S REGIONAL MEDICAL CENTER
Hospital

<u>L. The Marshall and Swift Guideline</u>		M&S Page #	
a	Type	Hospital	Gen. Hospital or Convall. Hosp.
b	Construction Quality/Glass	Good/A	
c	Stories	10	
d	Perimeter	1,613	for use in Perimetr Adj.
e	Average Floor to Floor Height	17.0	
f	Square Feet	667,411	
	f.1 Average Floor Area	66,741	for use in Perimetr Adj.
A. Base Costs			
g	Basic Structure	\$336.71	Section 15-24 - 26
h	Elimination of HVAC cost for adjustment	0	Section 15-25
i	HVAC Add-on for Mild Climate	0	Section 15-25
j	HVAC Add-on for Extreme Climate	0	Section 15-25
k	Total Base Cost	\$336.71	Section 15-25
	representative nt for Departmental ntal Differential al Cost Factors	1.06	
	Adjusted Total Base Cost	\$356.67	
B. Additions			
l	Elevator (if not in base)	\$0.00	Section 15-36
m	Other	\$0.00	Section 15-25
n	Subtotal	\$0.00	
o	Total	\$356.67	
C. Multipliers			
p	Perimeter Multiplier	0.909804254	15-37 Interpolated
q	Product	\$324.50	
r	Height Multiplier	1.12	15-37
s	Product	\$362.18	
t	Multi-story Multiplier	1.035	15-25
u	Product	\$374.86	
D. Sprinklers			
v	Sprinkler Amount	\$2.03	15-36
w	Subtotal	\$376.89	
E. Update/Location Multipliers			
x	Update Multiplier	1.06 8/13	99-3
y	Product	\$399.50	
z	Location Multiplier	1.07 7/13	99-5
aa	Product	\$427.47	
bb	Calculated Square Foot Cost Standard	\$427.47	

Marshall Valuation Guide

Robert R. Redfield



Marshall Valuation Guide:

Appraisal and Valuation Manual of the American Society of Appraisers American Society of Appraisers, 1958
Appraisal and Valuation Manual American Society of Appraisers, 1962 The Official Vintage Guitar Magazine Price Guide Alan Greenwood, Gil Hembree, 2009-10-01 Uses market research and analysis to provide values for vintage or collectible instruments including information on more than eighteen hundred brands accompanied by eleven hundred photographs *Antique American Tractor and Crawler Value Guide, Second Edition* Terry Dean Larry L. Swenson, Following the rating system generally established among car collectors this comprehensive value guide provides the values in five degrees of condition of antique American farm tractors and crawlers built from the turn of the century through the 1950s Each chapter is devoted to one of the period's major manufacturers John Deere Farmall Caterpillar Oliver Minneapolis Moline Ford and more and the values listed are based on prices actually realized at auction In addition two expert collectors compare their notes on each model while the expert photography of Randy Leffingwell depicts the tractors and crawlers discussed **Art Glass Identification & Price Guide** John Shuman, III, 2011-02-28 Daring designers such as Louis Comfort Tiffany and Reneacute Lalique are remembered for their intricate pattern creations with glass that pushed the evolution of design These entrancingly beautiful masterpieces of yesterday are commanding high prices in today's antiques and collectibles marketplace Author John Shuman III gives art glass collectors the helpful advice they need from bidding techniques at auctions and detecting fakes and frauds to protecting valuable With the aid of this identification and price guide they'll obtain a collection they can be proud to display Valuable information and current market prices are included for Baccarat Custard Glass Durand Art Glass Fairy Lamps Kimball Glass Lalique Loetz Tiffany and much more Readers will confidently identify collectible pieces with more than 300 color images illustrations and vintage advertisements They'll peruse original advertisements from sale catalogues and marvel at the progression of some of the most highly sought after art glass pieces from popular manufactures IRS Valuation Guide for Income, Estate, and Gift Taxes, 1994 **Real Estate Valuation Guide**, 1988 **A Source Book for Rule Collectors with Rule Concordance and Value Guide** Phil Stanley, 2021-12-15 Rule collectors rejoice In A Source Book for Rule Collectors with Rule Concordance and Value Guide Philip Stanley has crafted a masterfully comprehensive illustrated reference guide to the history uses and values of measuring instruments A Source Book for Rule Collectors includes reprints of the best articles from the past 100 years dealing with rules and measurement extensive coverage of the materials construction graduations and uses of rules a detailed table of the European measures used before the metric system for identifying rules by size and county of origin a thorough cataloging of rule accessories and a complete bibliography of reprints articles books and publications dealing with measuring instruments The included Rule Concordance and Value Guide gives complete information for identifying and comparing all rules by all major American makers estimates for each rule's value based on condition and maker extensive

information on rule value including condition selling environment and charisma This book is an essential reference Rule enthusiasts will find the combination a pleasure to read Mr Stanley s breadth of knowledge and his regard for the rules he discusses are apparent throughout For the antique tool dealer rule collector and student of the history of technology this book is essential

The Official Railway Guide ,1882 **Appraising Residential Properties** Appraisal Institute (U.S.),1994 A comprehensive handbook on residential valuation which includes coverage of recently revised professional standards descriptions of current reporting formats current definitions for industry specific terms and more

Guide to Pavement Maintenance Thomas McDonald,Patrick McDonald,2010-08 The cost of pavement maintenance keeps escalating upward as refining crude oil technology increases a shortage of raw materials rises and mining permits are harder to obtain As a result both private and public property owners and homeowners associations will be spending more on pavement maintenance than ever before Thomas and Patrick McDonald rely on nearly sixty years of experience in pavement construction and maintenance as well as years of research as they share practical tools and tips that will help anyone manage a successful pavement maintenance project Through the included charts that will help determine maintenance strategies the McDonalds guide others on how to Identify and repair distresses in asphalt pavement Develop the proper scope of work specifications bids and contract documents Estimate repair costs manage the project and monitor job site materials Evaluate the return on investment for repairs Designed specifically to aid in any asphalt projects for commercial properties shopping centers industrial properties apartment buildings and homeowners associations or master communities the Guide to Pavement Maintenance provides step by step leadership for anyone ready to tackle a pavement maintenance project

The Costs of Sprawl Real Estate Research Corporation,1974 Appraisal Terminology and Handbook American Institute of Real Estate Appraisers,1962 US Navy Family Housing, Naval Weapons Station, Earle ,1988 The Official Guide of the Railways and Steam Navigation Lines of the United States, Porto Rico, Canada, Mexico and Cuba ,1882

The Costs of Sprawl: Literature review and bibliography Real Estate Research Corporation,1974 **Literature review and bibliography** Real Estate Research Corporation,1974 **Detailed cost analysis** Real Estate Research Corporation,1974

Catalog of Copyright Entries. Third Series Library of Congress. Copyright Office,1964 Includes Part 1 Number 2 Books and Pamphlets Including Serials and Contributions to Periodicals July December

A Basic Guide to Fair Housing Accessibility Steven Winter Associates, Inc.,2001-07-04 The guide that takes the guesswork out of Fair Housing Act Accessibility Guidelines conformance The Federal government is stepping up its enforcement of the Fair Housing Act Accessibility Guidelines and failure to comply with these guidelines can result in a complaint for discriminatory housing practice A Basic Guide to Fair Housing Accessibility enables building professionals to avoid these charges with clear concise interpretations of the Guidelines and descriptive illustrations of proper conformance Inspired by the author s HUD sponsored review of nearly 400 built projects this compact yet comprehensive guide reviews the guidelines for conformance with the

seven basic design and construction requirements of the Fair Housing Amendments Act from accessible building entrances to usable kitchens and points out common conformance errors made by architects builders and developers This practical easy to follow handbook Demystifies accessibility guidelines and reduces the risk of litigation Explains which buildings and units are covered by the law Provides a compliance checklist for multifamily housing design and construction Featuring only the facts and technical guidance needed to help ensure conformance with the Guidelines A Basic Guide to Fair Housing Accessibility is an indispensable resource for architects builders contractors site engineers and developers who need to know that their work is in conformance with Federal guidelines

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