

## Presented Schemes – 594 Total Beds

|                       |                  | A (Base)  | A-1         | B            | C            | D           |
|-----------------------|------------------|-----------|-------------|--------------|--------------|-------------|
| <b>PALOMAR</b>        | OSHPD Hospital   | 434 Beds  | 434 Beds    | ---          | ---          | 160 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | 94,000 BGSF | ---          | ---          | 23,600 BGSF |
| <b>POMERADO</b>       | OSHPD Hospital   | 160 Beds  | 160 Beds    | 160 Beds     | 100 Beds     | 100 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | ---         | ---          | ---          | ---         |
| <b>NEW SITE</b>       | OSHPD Hospital   | ---       | ---         | 434 Beds     | 494 Beds     | 334 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | ---         | 120,000 BGSF | 120,000 BGSF | 95,000 BGSF |
| <b>PROJECT COST *</b> | Total            | \$644.3 M | \$625.7 M   | \$699.6 M    | \$608.1 M    | \$597.7 M   |
|                       | Per Bed          | \$1,085 M | \$1,053 M   | \$1,178 M    | \$1,023 M    | \$1,006 M   |
|                       | Compared to Base | ---       | (\$18.6 M)  | + \$55.3 M   | (\$36.2 M)   | (\$46.6 M)  |
|                       | Land             | \$0       | \$6M        | \$70 M       | \$70 M       | \$56 M      |
| <b>DATE COMPLETE</b>  | Palomar          | 2011      | 2011        | ---          | ---          | 2011        |
|                       | Pomerado         | 2009      | 2009        | 2009         | Existing     | Existing    |
|                       | New Site         | ---       | ---         | 2009         | 2009         | 2009        |
| <b>NOT INCLUDED</b>   |                  | MOB \$    | MOB \$      | MOB \$       | MOB \$       | MOB \$      |

Note: \* Preliminary estimates based on input from Davis Langdon Adamson and Rudolph & Sletten

# PALOMAR POMERADO HEALTH

## Presented Schemes – 594 Total Beds

|   |                            | <b>A (Base)</b><br>\$644.3 M | <b>A-1</b><br>\$625.7 M | <b>B</b><br>\$699.6 M | <b>C</b><br>\$608.1 M | <b>D</b><br>\$597.7 M |
|---|----------------------------|------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| <b>PALOMAR</b>                                      | OSHPD Hospital             | 434 Beds                     | 434 Beds                | ---                   | ---                   | 160 Beds              |
|   | Non-OSHPD Bldg.            | ---                          | 94,000 BGSF             | ---                   | ---                   | 23,600 BGSF           |
|   |                            |                              |                         |                       |                       |                       |
| <b>POMERADO</b>                                     | OSHPD Hospital             | 160 Beds                     | 160 Beds                | 160 Beds              | 100 Beds              | 100 Beds              |
|   | Non-OSHPD Bldg.            | ---                          | ---                     | ---                   | ---                   | ---                   |
| <b>NEW SITE</b>                                     | OSHPD Hospital             | ---                          | ---                     | 434 Beds              | 494 Beds              | 334 Beds              |
|   | Non-OSHPD Bldg.            | ---                          | ---                     | 120,000 BGSF          | 120,000 BGSF          | 95,000 BGSF           |
| <b>EVALUATION</b><br><br>Scale 1 to 5<br>(5 = Best) | Asset Utilization          | 5                            | 5                       | 2                     | 1                     | 3                     |
|   | Risk Factor/<br>Disruption | 1                            | 1                       | 4                     | 5                     | 4                     |
|   | Future Growth              | 1                            | 3                       | 5                     | 5                     | 5                     |
|   | Schedule                   | 3                            | 3                       | 5                     | 5                     | 3                     |
|   | Operations                 | 4                            | 4                       | 5                     | 5                     | 2                     |
|   | Cost                       | 3                            | 3                       | 1                     | 4                     | 5                     |
|   | <b>TOTAL POINTS</b>        | 17                           | 19                      | 22                    | 25                    | 22                    |

# PALOMAR POMERADO HEALTH

## Presented Schemes (11/03/03) – 594 Total Beds

|                       |                  | A (Base)  | D-1         | D-5         | E           |
|-----------------------|------------------|-----------|-------------|-------------|-------------|
| <b>PALOMAR</b>        | OSHPD Hospital   | 434 Beds  | 120 Beds    | 225 Beds    | ---         |
|                       | Non-OSHPD Bldg.  | ---       | ---         | ---         | ---         |
| <b>POMERADO</b>       | OSHPD Hospital   | 160 Beds  | 120 Beds    | 120 Beds    | ---         |
|                       | Non-OSHPD Bldg.  | ---       | ---         | ---         | ---         |
| <b>NEW SITE</b>       | OSHPD Hospital   | ---       | 354 Beds    | 250 Beds    | 594 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | 96,000 BGSF | 72,000 BGSF | 96,000 BGSF |
| <b>PROJECT COST *</b> | Total            | \$685.4 M | \$659.9 M   | \$635.5 M   | \$751.4 M   |
|                       | Per Bed          | \$1,153 M | \$1,111 M   | \$1,069 M   | \$1,265 M   |
|                       | Compared to Base | ---       | (\$25.5 M)  | (\$49.9 M)  | + \$66 M    |
|                       | Land             | \$0       | \$68 M      | \$68 M      | \$82 M      |
| <b>DATE COMPLETE</b>  | Palomar          | 2011      | 2011        | 2011        | ---         |
|                       | Pomerado         | 2009      | 2009        | 2009        | ---         |
|                       | New Site         | ---       | 2009        | 2009        | 2009        |
| <b>NOT INCLUDED</b>   |                  | MOB \$    | MOB \$      | MOB \$      | MOB \$      |

Note: \* Preliminary estimates based on input from Davis Langdon Adamson and Rudolph & Sletten

# PALOMAR POMERADO HEALTH

## New Schemes – 594 Total Beds

|                 |                 | A (Base)<br>\$644.3 M | D-1<br>\$589.7 M | D-2<br>\$587.6 M | E<br>\$712.9 M |
|-----------------|-----------------|-----------------------|------------------|------------------|----------------|
| <b>PALOMAR</b>  | OSHPD Hospital  | 434 Beds              | 120 Beds         | 87 Beds          | ---            |
|                 | Non-OSHPD Bldg. | ---                   | ---              | ---              | ---            |
| <b>POMERADO</b> | OSHPD Hospital  | 160 Beds              | 120 Beds         | 120 Beds         | ---            |
|                 | Non-OSHPD Bldg. | ---                   | ---              | ---              | ---            |
| <b>NEW SITE</b> | OSHPD Hospital  | ---                   | 354 Beds         | 387 Beds         | 594 Beds       |
|                 | Non-OSHPD Bldg. | ---                   | 96,000 BGSF      | 96,000 BGSF      | 130,000 BGSF   |

|   |                                |    |    |    |    |
|---|--------------------------------|----|----|----|----|
| <b>EVALUATION</b><br><br>Scale 1 to 5<br>(5 = Best) | <b>Asset Utilization</b>       | 5  | 3  | 3  | 1  |
|   | <b>Risk Factor/ Disruption</b> | 1  | 4  | 4  | 5  |
|   | <b>Future Growth</b>           | 1  | 5  | 5  | 5  |
|   | <b>Schedule</b>                | 3  | 3  | 3  | 5  |
|   | <b>Operations</b>              | 4  | 2  | 2  | 5  |
|   | <b>Cost</b>                    | 3  | 5  | 5  | 1  |
|   | <b>TOTAL POINTS</b>            | 17 | 22 | 22 | 22 |

PALOMAR POMERADO HEALTH

## New Schemes – 594 to 600 Total Beds

|   |                            | A (Base)<br>\$685.4 M | D-2<br>\$654.4 M | D-3 Retro<br>\$611.5 M | D-3 New<br>\$650.4 M |
|---|----------------------------|-----------------------|------------------|------------------------|----------------------|
| <b>PALOMAR</b>                                      | OSHPD Hospital             | 434 Beds              | 87 Beds          | 178 Beds               | 178 Beds             |
|   | Non-OSHPD Bldg.            | ---                   | ---              | ---                    | ---                  |
| <b>POMERADO</b>                                     | OSHPD Hospital             | 160 Beds              | 120 Beds         | 120 Beds               | 120 Beds             |
|   | Non-OSHPD Bldg.            | ---                   | ---              | ---                    | ---                  |
| <b>NEW SITE</b>                                     | OSHPD Hospital             | ---                   | 387 Beds         | 302 Beds               | 302 Beds             |
|   | Non-OSHPD Bldg.            | ---                   | 115,000 BGSF     | 95,000 BGSF            | 95,000 BGSF          |
| <b>EVALUATION</b><br><br>Scale 1 to 5<br>(5 = Best) | Asset Utilization          | 5                     | 5                | 5                      | 5                    |
|   | Risk Factor/<br>Disruption | 1                     | 4                | 3                      | 1                    |
|   | Future Growth              | 1                     | 5                | 5                      | 5                    |
|   | Schedule                   | 3                     | 3                | 3                      | 4                    |
|   | Operations                 | 4                     | 4                | 3                      | 3                    |
|   | Cost                       | 3                     | 4                | 5                      | 4                    |
|   | <b>TOTAL POINTS</b>        | 17                    | 25               | 24                     | 22                   |

PALOMAR POMERADO HEALTH

# Presented Schemes (11/03/03) – 594 Total Beds

|          |                 | A (Base)<br>\$685.4 M | D-1<br>\$659.9 M | D-5<br>\$635.5 M | E<br>\$751.4 M |
|----------|-----------------|-----------------------|------------------|------------------|----------------|
| PALOMAR  | OSHPD Hospital  | 434 Beds              | 120 Beds         | 87 Beds          | ---            |
|          | Non-OSHPD Bldg. | ---                   | ---              | ---              | ---            |
| POMERADO | OSHPD Hospital  | 160 Beds              | 120 Beds         | 120 Beds         | ---            |
|          | Non-OSHPD Bldg. | ---                   | ---              | ---              | ---            |
| NEW SITE | OSHPD Hospital  | ---                   | 354 Beds         | 387 Beds         | 594 Beds       |
|          | Non-OSHPD Bldg. | ---                   | 96,000 BGSF      | 96,000 BGSF      | 130,000 BGSF   |

| EVALUATION<br>Scale 1 to 5<br>(5 = Best) | Asset Utilization       | 5  | 3  | 5  | 1  |
|--|-------------------------|----|----|----|----|
|  | Risk Factor/ Disruption | 1  | 4  | 1  | 5  |
|  | Future Growth           | 1  | 5  | 5  | 5  |
|  | Schedule                | 3  | 3  | 4  | 5  |
|  | Operations              | 4  | 2  | 4  | 5  |
|  | Cost                    | 3  | 5  | 4  | 1  |
|  | TOTAL POINTS            | 17 | 22 | 23 | 22 |

**PALOMAR POMERADO HEALTH**

## New Schemes – 594 Total Beds

|                       |                  | A (Base)  | D-1         | D-2         | E           |
|-----------------------|------------------|-----------|-------------|-------------|-------------|
| <b>PALOMAR</b>        | OSHPD Hospital   | 434 Beds  | 120 Beds    | 87 Beds     | ---         |
|                       | Non-OSHPD Bldg.  | ---       | ---         | ---         | ---         |
| <b>POMERADO</b>       | OSHPD Hospital   | 160 Beds  | 120 Beds    | 120 Beds    | ---         |
|                       | Non-OSHPD Bldg.  | ---       | ---         | ---         | ---         |
| <b>NEW SITE</b>       | OSHPD Hospital   | ---       | 354 Beds    | 387 Beds    | 594 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | 96,000 BGSF | 96,000 BGSF | 96,000 BGSF |
| <b>PROJECT COST *</b> | Total            | \$644.3 M | \$589.7 M   | \$587.6 M   | \$712.9 M   |
|                       | Per Bed          | \$1,085 M | \$0,993 M   | \$0,989 M   | \$1,200 M   |
|                       | Compared to Base | ---       | (\$54.6 M)  | (\$56.7 M)  | +\$68.6 M   |
|                       | Land             | \$0       | \$68 M      | \$68 M      | \$82 M      |
| <b>DATE COMPLETE</b>  | Palomar          | 2011      | 2011        | 2011        | ---         |
|                       | Pomerado         | 2009      | 2009        | 2009        | ---         |
|                       | New Site         | ---       | 2009        | 2009        | 2009        |
| <b>NOT INCLUDED</b>   |                  | MOB \$    | MOB \$      | MOB \$      | MOB \$      |

Note: \* Preliminary estimates based on input from Davis Langdon Adamson and Rudolph & Sletten

# PALOMAR POMERADO HEALTH

## New Schemes – 590 to 600 Total Beds

|                       |                  | A (Base)  | D-2          | D-3 Retro   | D-3 New     |
|-----------------------|------------------|-----------|--------------|-------------|-------------|
| <b>PALOMAR</b>        | OSHPD Hospital   | 434 Beds  | 87 Beds      | 178 Beds    | 178 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | ---          | ---         | ---         |
| <b>POMERADO</b>       | OSHPD Hospital   | 160 Beds  | 120 Beds     | 120 Beds    | 120 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | ---          | ---         | ---         |
| <b>NEW SITE</b>       | OSHPD Hospital   | ---       | 387 Beds     | 302 Beds    | 302 Beds    |
|                       | Non-OSHPD Bldg.  | ---       | 115,000 BGSF | 95,000 BGSF | 95,000 BGSF |
| <b>PROJECT COST *</b> | Total            | \$685.4 M | \$654.4 M    | \$611.5 M   | \$650.4 M   |
|                       | Per Bed          | \$1,153 M | \$1,101 M    | \$1,019 M   | \$1,084 M   |
|                       | Compared to Base | ---       | (\$31 M)     | (\$73.9 M)  | (\$35 M)    |
|                       | Land             | \$0       | \$68 M       | \$68 M      | \$68 M      |
| <b>DATE COMPLETE</b>  | Palomar          | 2011      | 2013         | 2013        | 2011        |
|                       | Pomerado         | 2009      | 2009         | 2009        | 2009        |
|                       | New Site         | ---       | 2009         | 2009        | 2009        |
| <b>NOT INCLUDED</b>   |                  | MOB \$    | MOB \$       | MOB \$      | MOB \$      |

Note: \* Preliminary estimates based on input from Davis Langdon Adamson and Rudolph & Sletten

# PALOMAR POMERADO HEALTH







**Palomar Medical Center  
Cost Worksheet - SCHEME A (434 Beds on Existing Palomar Site)**

**Hospital Cost Components**

|  | Area of Construction |        |         |             |                      |        |         |              |                      |         |       |               |
|--|----------------------|--------|---------|-------------|----------------------|--------|---------|--------------|----------------------|---------|-------|---------------|
|  | Existing to Remain   |        |         |             | Remodel Construction |        |         |              | New Construction     |         |       |               |
|  | DGSF                 | BGSF   | S/SF    | \$          | DGSF                 | BGSF   | S/SF    | \$           | DGSF                 | BGSF    | S/SF  | \$            |
| <b>Diagnostic &amp; Treatment Services</b> | 1,325                |        |         |             |                      |        |         |              |                      |         |       |               |
| Surgery                                    | 25,850               | 34,231 | \$75    | \$2,568,844 | 6,150                | 8,149  | \$250   | \$2,037,188  | 0                    | 0       | \$355 | \$0           |
| Imaging                                    | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$250   | \$0          | 18,300               | 24,248  | \$330 | \$8,001,675   |
| Emergency                                  | 0                    | 0      | \$25    | \$0         | 37,800               | 50,085 | \$250   | \$12,921,250 | 0                    | 0       | \$355 | \$0           |
| Laboratory                                 | 0                    | 0      | \$35    | \$0         | 0                    | 0      | \$250   | \$0          | 19,550               | 25,877  | \$345 | \$8,927,651   |
| Radiation Therapy                          | 5,970                | 7,910  | \$25    | \$197,756   | 2,430                | 3,220  | \$225   | \$724,444    | 0                    | 0       | \$355 | \$0           |
| Cath Lab                                   | 0                    | 0      | \$30    | \$0         | 0                    | 0      | \$225   | \$0          | 6,400                | 8,480   | \$335 | \$2,840,800   |
| Cardiodiagnosis                            | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$225   | \$0          | 5,450                | 7,221   | \$330 | \$2,583,813   |
| GI Lab                                     | 0                    | 0      | \$30    | \$0         | 0                    | 0      | \$225   | \$0          | 1,600                | 2,120   | \$345 | \$731,400     |
| PT/OT/Cardiac Rehab                        | 4,270                | 5,658  | \$0     | \$0         | 0                    | 0      | \$225   | \$0          | 0                    | 0       | \$315 | \$0           |
| Respiratory Therapy                        | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$225   | \$0          | 3,472                | 4,600   | \$315 | \$1,448,136   |
| Morisc                                     | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$225   | \$0          | 2,604                | 3,450   | \$330 | \$1,138,589   |
| Subtotal                                   | 36,090               | 47,819 | \$58    | \$2,766,600 | 46,380               | 61,454 | \$249   | \$15,382,881 | 57,356               | 75,997  | \$333 | \$25,472,164  |
| <b>Inpatient Services</b>                  | 1,325                |        |         |             |                      |        |         |              |                      |         |       |               |
| Medical/Surgical Units                     | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$130   | \$0          | 157,950              | 209,284 | \$310 | \$64,877,963  |
| Critical Care Units                        | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$130   | \$0          | 49,600               | 65,720  | \$323 | \$21,359,000  |
| Labor & Delivery                           | 20,320               | 26,924 | \$0     | \$0         | 0                    | 0      | \$130   | \$0          | 3,480                | 4,611   | \$310 | \$1,429,410   |
| Postpartum                                 | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$130   | \$0          | 22,100               | 29,283  | \$310 | \$9,077,575   |
| NICU                                       | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$130   | \$0          | 7,700                | 10,203  | \$325 | \$3,315,813   |
| Pediatrics                                 | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$130   | \$0          | 10,400               | 13,788  | \$310 | \$4,271,800   |
| Rehab Unit                                 | 0                    | 0      | \$0     | \$0         | 12,000               | 15,900 | \$150   | \$2,385,000  | 0                    | 0       | \$310 | \$0           |
| Psychiatric Unit                           | 0                    | 0      | \$0     | \$0         | 15,600               | 20,670 | \$150   | \$3,100,500  | 0                    | 0       | \$310 | \$0           |
| Subtotal                                   | 20,320               | 26,924 | \$0     | \$0         | 27,600               | 36,570 | \$150   | \$5,485,500  | 231,230              | 332,888 | \$313 | \$104,331,560 |
| <b>Support Services</b>                    | 1,325                |        |         |             |                      |        |         |              |                      |         |       |               |
| Food Service                               | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 28,210               | 37,378  | \$325 | \$12,147,931  |
| Materials Management                       | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 17,388               | 23,002  | \$260 | \$5,980,520   |
| Pharmacy                                   | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 7,812                | 10,351  | \$285 | \$2,950,007   |
| Sterile Processing                         | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 13,020               | 17,252  | \$260 | \$4,485,390   |
| Housekeeping                               | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 2,604                | 3,450   | \$260 | \$897,078     |
| Biomed                                     | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 1,736                | 2,300   | \$285 | \$655,557     |
| Engineering                                | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$150   | \$0          | 10,858               | 14,376  | \$260 | \$3,737,825   |
| Subtotal                                   | 0                    | 0      | #DIV/0! | \$0         | 0                    | 0      | #DIV/0! | \$0          | 81,592               | 108,109 | \$285 | \$30,854,908  |
| <b>Administrative Services</b>             | 1,325                |        |         |             |                      |        |         |              |                      |         |       |               |
| Administration                             | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 6,076                | 8,051   | \$230 | \$1,851,661   |
| Admitting/Registration                     | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 6,076                | 8,051   | \$230 | \$1,851,661   |
| Auxiliary                                  | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 2,170                | 2,875   | \$230 | \$661,308     |
| Conference                                 | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 11,020               | 17,252  | \$230 | \$3,967,845   |
| Health Information                         | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 5,208                | 6,901   | \$230 | \$1,587,138   |
| Human Resources                            | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 3,472                | 4,600   | \$230 | \$1,058,092   |
| Information Systems                        | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 6,076                | 8,051   | \$230 | \$1,851,661   |
| Medical Staff/Library                      | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 2,170                | 2,875   | \$230 | \$661,308     |
| PBX/Telecom                                | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 1,302                | 1,725   | \$230 | \$396,783     |
| Security                                   | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$100   | \$0          | 1,302                | 1,725   | \$230 | \$396,783     |
| Subtotal                                   | 0                    | 0      | #DIV/0! | \$0         | 0                    | 0      | #DIV/0! | \$0          | 46,872               | 62,105  | \$230 | \$14,784,242  |
| <b>Function</b>                            | 1,325                |        |         |             |                      |        |         |              |                      |         |       |               |
| Main Lobby                                 | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$0     | \$0          | 0                    | 3,200   | \$300 | \$960,000     |
| Meeting / Education Center                 | 0                    | 0      | \$0     | \$0         | 0                    | 0      | \$0     | \$0          | 0                    | 0       | \$300 | \$0           |
| Subtotal                                   | 0                    | 0      | #DIV/0! | \$0         | 0                    | 0      | #DIV/0! | \$0          | 0                    | 3,200   | \$300 | \$960,000     |
| <b>Central Plant</b>                       | 1,325                |        |         |             |                      |        |         |              |                      |         |       |               |
| MEP  |                      |        |         |             |                      |        |         |              |                      |         |       |               |
| Building                                   |                      |        |         |             |                      |        |         |              |                      |         |       |               |
| Subtotal                                   | 74,743               |        | \$37    | \$2,766,600 | 73,980               | 98,024 | \$212   | \$20,768,381 | 437,058              | 582,291 | \$249 | \$282,998,711 |
| Contingency @ 12%                          |                      |        |         |             |                      |        |         |              |                      |         |       |               |
| Escalation @ 3 to 3.5% per Annum           | Midpoint - May 2010  |        |         |             | Midpoint - May 2010  |        |         |              | Midpoint - Feb. 2006 |         |       |               |
| Total Construction Cost                    | \$51                 |        |         |             | \$3,780,282          |        |         |              | \$290                |         |       |               |
| Total Hospital BGSF                        | 52,492,286           |        |         |             |                      |        |         |              |                      |         |       |               |
| Total S/BGSF                               | \$24,558,885         |        |         |             |                      |        |         |              |                      |         |       |               |
| Grand Total Construction Cost              | \$291,985,112        |        |         |             |                      |        |         |              |                      |         |       |               |

**Support Building & Site Components**

|                                  | New Construction |          |               |
|----------------------------------|------------------|----------|---------------|
|                                  | BGSF             | S/SF     | \$            |
| <b>Building</b>                  |                  |          |               |
| Hospital Support Building        | 0                | \$280    | \$0           |
| Contingency @ 12%                |                  |          |               |
| Escalation @ 3 to 3.5% per Annum |                  |          |               |
| Total Construction Cost          |                  |          |               |
| <b>Parking</b>                   | # Stalls         | \$/Stall | \$            |
| Structured (Above Grade)         | 315              | \$13,500 | \$6,953,500   |
| Surface Parking                  | 0                | \$1,690  | \$0           |
| Subtotal                         | 315              | \$13,500 | \$6,953,500   |
| Contingency @ 12%                |                  |          |               |
| Escalation @ 3 to 3.5% per Annum |                  |          |               |
| Total Construction Cost          | \$8,896,419      |          |               |
| <b>Site Development</b>          | GSF              | \$/SF    | \$            |
| Clearing and Grading             | 514,300          | \$2.25   | \$1,157,175   |
| Building Demolition              | 110,000          | \$11.25  | \$2,362,500   |
| Paving and Landscaping           | 403,000          | \$23     | \$9,315,000   |
| Site Utilities                   |                  |          |               |
| Preparatory Construction         |                  |          |               |
| Subtotal                         | 1,127,300        | \$14     | \$16,034,675  |
| Contingency @ 12%                |                  |          |               |
| Escalation @ 3 to 3.5% per Annum |                  |          |               |
| Total Construction Cost          | \$20,517,970     |          |               |
| <b>Building</b>                  | BGSF             | S/SF     | \$            |
| Medical Office Building          | 0                | \$170    | \$0           |
| Contingency @ 12%                |                  |          |               |
| Escalation @ 3 to 3.5% per Annum |                  |          |               |
| Total Construction Cost          | \$0              |          |               |
| <b>Project Cost Breakdowns</b>   | Construction     | Project  |               |
| Hospital and Central Plant       | \$291,985,112    | 50%      | \$137,857,668 |
| Site Specific Cost Premiums      | \$40,788,000     | 0%       | \$10,788,000  |
|                                  | \$332,693,112    |          | \$178,645,668 |
| Parking                          | \$8,896,419      | 20%      | \$10,675,703  |
| Site Development                 | \$20,517,970     | 25%      | \$25,647,463  |
| Hospital Related Total           | \$362,107,501    |          | \$514,968,834 |
| Medical Office Building          | \$0              | 25%      | \$0           |





**Palomar Medical Center  
Cost Worksheet - SCHEME D1 (120 Beds on Existing Palomar Site)**

**Hospital Cost Components**

|  | Area of Construction |        |      |     |                      |      |         |     |                  |        |       |              |
|--|----------------------|--------|------|-----|----------------------|------|---------|-----|------------------|--------|-------|--------------|
|  | Existing to Remain   |        |      |     | Remodel Construction |      |         |     | New Construction |        |       |              |
|  | DGSF                 | BGSF   | S/SF | \$  | DGSF                 | BGSF | S/SF    | \$  | DGSF             | BGSF   | S/SF  | \$           |
| <b>Diagnostic &amp; Treatment Services</b> | 1,325                |        |      |     |                      |      |         |     |                  |        |       |              |
| Surgery                                    | 25,850               | 34,251 | \$0  | \$0 | 0                    | 0    | \$250   | \$0 | 0                | 0      | \$355 | \$0          |
| Imaging                                    | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$250   | \$0 | 5,190            | 7,274  | \$330 | \$2,400,503  |
| Emergency                                  | 14,500               | 19,213 | \$0  | \$0 | 0                    | 0    | \$250   | \$0 | 0                | 0      | \$345 | \$0          |
| Laboratory                                 | 9,540                | 12,641 | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$355 | \$0          |
| Radiation Therapy                          | 3,970                | 7,910  | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$325 | \$0          |
| Cath Lab                                   | 2,150                | 2,849  | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$370 | \$0          |
| Cardiodiagnosis                            | 1,250                | 1,656  | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$345 | \$0          |
| GI Lab                                     | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$315 | \$0          |
| PT/OT/Cardiac Rehab                        | 10,090               | 13,369 | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$115 | \$0          |
| Respiratory Therapy                        | 600                  | 795    | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 600              | 795    | \$190 | \$769,350    |
| Morgue                                     | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0      | \$115 | \$0          |
| Subtotal                                   | 69,950               | 92,681 | \$0  | \$0 | 0                    | 0    | #DIV/0! | \$0 | 6,090            | 8,069  | \$390 | \$2,662,853  |
| <b>Inpatient Services</b>                  |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Medical/Surgical Units                     | 15,600               | 20,670 | \$0  | \$0 | 0                    | 0    | \$130   | \$0 | 16,800           | 22,268 | \$18  | \$6,900,600  |
| Critical Care Units                        | 12,022               | 15,929 | \$0  | \$0 | 0                    | 0    | \$130   | \$0 | 3,400            | 4,505  | \$225 | \$1,464,125  |
| Labor & Delivery                           | 20,320               | 26,924 | \$0  | \$0 | 0                    | 0    | \$130   | \$0 | 0                | 0      | \$210 | \$0          |
| Postpartum                                 | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$130   | \$0 | 12,100           | 16,033 | \$318 | \$4,978,075  |
| NICU                                       | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$130   | \$0 | 4,000            | 5,308  | \$225 | \$1,722,500  |
| Pediatrics                                 | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$130   | \$0 | 5,700            | 7,553  | \$318 | \$2,341,275  |
| Rehab Unit                                 | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 0                | 0      | \$318 | \$0          |
| Psychiatric Unit                           | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 0                | 0      | \$318 | \$0          |
| Subtotal                                   | 47,942               | 63,523 | \$0  | \$0 | 0                    | 0    | #DIV/0! | \$0 | 42,000           | 55,650 | \$313 | \$17,398,575 |
| <b>Support Services</b>                    |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Food Service                               | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 6,422            | 8,509  | \$325 | \$2,765,474  |
| Materials Management                       | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 3,950            | 5,234  | \$260 | \$1,368,775  |
| Pharmacy                                   | 2,850                | 3,776  | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 0                | 0      | \$285 | \$0          |
| Sterile Processing                         | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 2,964            | 3,927  | \$260 | \$1,021,098  |
| Housekeeping                               | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 350              | 782    | \$260 | \$203,255    |
| Biomed                                     | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 293              | 523    | \$285 | \$149,162    |
| Engineering                                | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$150   | \$0 | 2,470            | 3,273  | \$260 | \$850,915    |
| Subtotal                                   | 2,850                | 3,776  | \$0  | \$0 | 0                    | 0    | #DIV/0! | \$0 | 16,791           | 22,248 | \$285 | \$6,350,679  |
| <b>Administrative Services</b>             |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Administration                             | 3,610                | 4,783  | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 0                | 0      | \$230 | \$0          |
| Admitting/Registration                     | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 1,000            | 1,325  | \$230 | \$304,250    |
| Auxiliary                                  | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 400              | 530    | \$230 | \$191,508    |
| Conference                                 | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 2,400            | 3,188  | \$230 | \$731,400    |
| Health Information                         | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 0                | 0      | \$230 | \$0          |
| Human Resources                            | 1,640                | 4,823  | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 0                | 0      | \$230 | \$0          |
| Information Systems                        | 900                  | 1,193  | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 1,200            | 1,590  | \$230 | \$365,700    |
| Medical Staff/Library                      | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 0                | 0      | \$230 | \$0          |
| PBX/Telecom                                | 590                  | 689    | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 900              | 1,193  | \$230 | \$274,875    |
| Security                                   | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$100   | \$0 | 200              | 265    | \$230 | \$60,858     |
| Subtotal                                   | 5,060                | 6,705  | \$0  | \$0 | 0                    | 0    | #DIV/0! | \$0 | 6,100            | 8,083  | \$230 | \$1,858,975  |
| <b>Functions</b>                           |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Main Lobby                                 | 0                    | 0      | \$0  | \$0 | 0                    | 0    | \$0     | \$0 | 0                | 1,200  | \$300 | \$360,000    |
| Meeting / Education Center                 | 18,000               | 23,850 | \$0  | \$0 | 0                    | 0    | \$0     | \$0 | 0                | 0      | \$300 | \$0          |
| Subtotal                                   | 0                    | 23,850 | \$0  | \$0 | 0                    | 0    | #DIV/0! | \$0 | 0                | 1,200  | \$300 | \$360,000    |
| <b>Central Plant</b>                       |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| MIEP                                       |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Building                                   |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Subtotal                                   | 198,538              | \$0    | \$0  | \$0 | 0                    | 0    | #DIV/0! | \$0 | 78,981           | 95,258 | \$428 | \$40,777,049 |
| Contingency @ 12%                          |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Escalation @ 3 to 3.5% per Annum           |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Total Construction Cost                    |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Total Hospital BGSF                        |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Total \$/BGSF                              |                      |        |      |     |                      |      |         |     |                  |        |       |              |
| Grand Total Construction Cost              |                      |        |      |     |                      |      |         |     |                  |        |       |              |

**Support Building & Site Components**

|                                  | New Construction |          |              |
|----------------------------------|------------------|----------|--------------|
|                                  | BGSF             | S/SF     | \$           |
| <b>Building</b>                  |                  |          |              |
| Hospital Support Building        | 0                | \$280    | \$0          |
| Contingency @ 12%                |                  |          |              |
| Escalation @ 3 to 3.5% per Annum |                  |          |              |
| Total Construction Cost          |                  |          |              |
| <b>Parking</b>                   | # Stalls         | \$/Stall | \$           |
| Structured (Above Grade)         | 0                | \$13,500 | \$0          |
| Surface Parking                  | 0                | \$1,690  | \$0          |
|                                  |                  | \$0      | \$0          |
| Subtotal                         | 0                | #DIV/0!  | \$0          |
| Contingency @ 12%                |                  |          |              |
| Escalation @ 3 to 3.5% per Annum |                  |          |              |
| Total Construction Cost          |                  |          |              |
| <b>Site Development</b>          | GSF              | S/SF     | \$           |
| Clearing and Grading             | 514,000          | \$2.25   | \$1,136,500  |
| Building Demolition              | 210,000          | \$11.25  | \$2,362,500  |
| Paving and Landscaping           | 413,000          | \$23     | \$9,499,000  |
| Site Utilities                   |                  |          |              |
| Preparatory Construction         |                  |          |              |
| Subtotal                         | 1,137,000        | \$13     | \$14,618,000 |
| Contingency @ 12%                |                  |          |              |
| Escalation @ 3 to 3.5% per Annum |                  |          |              |
| Total Construction Cost          |                  |          |              |
| <b>Building</b>                  | BGSF             | S/SF     | \$           |
| Medical Office Building          | 60,800           | \$170    | \$10,200,000 |
| Surface Parking                  | 300              | \$1,690  | \$507,000    |
| Contingency @ 12%                |                  |          |              |
| Escalation @ 3 to 3.5% per Annum |                  |          |              |
| Total Construction Cost          |                  |          |              |

|                                  | Construction  |            | Project       |
|----------------------------------|---------------|------------|---------------|
|                                  | Cost          | Percentage |               |
| <b>Project Cost Breakdown</b>    |               |            |               |
| Hospital and Central Plant       | \$52,178,312  | 50%        | \$78,267,467  |
| Site Specific Cost Premiums      | \$30,028,000  | 0%         | \$30,028,000  |
|                                  | \$82,206,312  |            | \$108,295,467 |
| <b>Hospital Support Building</b> | \$0           | 45%        | \$0           |
| <b>Parking</b>                   | \$0           | 20%        | \$0           |
| <b>Site Development</b>          | \$18,705,193  | 25%        | \$23,381,491  |
| <b>Hospital Related Total</b>    | \$108,911,504 |            | \$131,676,958 |
| <b>Medical Office Building</b>   | \$13,700,677  | 25%        | \$17,125,847  |

**Palmarr Medical Center  
Cost Worksheet - SCHEME D2 (87 Beds on Existing Palmarr Site)**

**Hospital Cost Components**

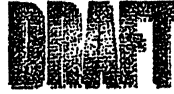
|  | Area of Construction    |        |         |     |                                  |        |         |             |                                  |        |         |             |
|--|-------------------------|--------|---------|-----|----------------------------------|--------|---------|-------------|----------------------------------|--------|---------|-------------|
|  | Existing to Remain      |        |         |     | Remodel Construction             |        |         |             | New Construction                 |        |         |             |
|  | DGSF                    | BGSF   | S/SF    | \$  | DGSF                             | BGSF   | S/SF    | \$          | DGSF                             | BGSF   | S/SF    | \$          |
| <b>Diagnostic &amp; Treatment Services</b> | 1,325                   |        |         |     | 1,325                            |        |         |             | 1,325                            |        |         |             |
| Surgery                                    | 25,850                  | 34,251 | \$0     | \$0 | 0                                | 0      | \$250   | \$0         | 0                                | 0      | \$355   | \$0         |
| Imaging                                    | 0                       | 0      | \$0     | \$0 | 6,000                            | 7,950  | \$250   | \$1,987,500 | 0                                | 0      | \$350   | \$0         |
| Emergency                                  | 14,500                  | 19,213 | \$0     | \$0 | 0                                | 0      | \$250   | \$0         | 0                                | 0      | \$355   | \$0         |
| Laboratory                                 | 9,540                   | 12,641 | \$0     | \$0 | 0                                | 0      | \$250   | \$0         | 0                                | 0      | \$345   | \$0         |
| Radiation Therapy                          | 5,970                   | 7,910  | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$355   | \$0         |
| Cath Lab                                   | 2,150                   | 2,849  | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$355   | \$0         |
| Cardiodiagnosis                            | 1,250                   | 1,656  | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$330   | \$0         |
| GI Lab                                     | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$315   | \$0         |
| PT/OT/Cardiac Rehab                        | 10,090                  | 13,369 | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$315   | \$0         |
| Respiratory Therapy                        | 600                     | 795    | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$330   | \$0         |
| Morgue                                     | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$225   | \$0         | 0                                | 0      | \$330   | \$0         |
| Subtotal                                   | 69,950                  | 92,684 | \$0     | \$0 | 6,000                            | 7,950  | \$250   | \$1,987,500 | 0                                | 0      | #DIV/0! | \$0         |
| <b>Inpatient Services</b>                  |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Medical/Surgical Units                     | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$130   | \$0         | 0                                | 0      | \$310   | \$0         |
| Critical Care Units                        | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$130   | \$0         | 0                                | 0      | \$325   | \$0         |
| Labor & Delivery                           | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$130   | \$0         | 0                                | 0      | \$310   | \$0         |
| Postpartum                                 | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$130   | \$0         | 0                                | 0      | \$325   | \$0         |
| NICU                                       | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$130   | \$0         | 0                                | 0      | \$310   | \$0         |
| Pediatrics                                 | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$130   | \$0         | 0                                | 0      | \$310   | \$0         |
| Rehab Unit                                 | 0                       | 0      | \$0     | \$0 | 19,000                           | 25,175 | \$150   | \$3,776,250 | 0                                | 0      | \$310   | \$0         |
| Psychiatric Unit                           | 0                       | 0      | \$0     | \$0 | 29,100                           | 38,558 | \$150   | \$5,783,625 | 0                                | 0      | \$310   | \$0         |
| Subtotal                                   | 0                       | 0      | #DIV/0! | \$0 | 48,100                           | 63,733 | \$150   | \$9,559,875 | 0                                | 0      | #DIV/0! | \$0         |
| <b>Support Services</b>                    |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Food Service                               | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$150   | \$0         | 10,400                           | 13,780 | \$325   | \$4,478,500 |
| Materials Management                       | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$150   | \$0         | 6,400                            | 8,480  | \$260   | \$2,204,800 |
| Pharmacy                                   | 2,850                   | 3,776  | \$0     | \$0 | 0                                | 0      | \$150   | \$0         | 0                                | 0      | \$285   | \$0         |
| Sterile Processing                         | 0                       | 0      | \$0     | \$0 | 4,800                            | 6,360  | \$150   | \$954,000   | 0                                | 0      | \$260   | \$0         |
| Housekeeping                               | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$150   | \$0         | 960                              | 1,272  | \$260   | \$330,720   |
| Biomed                                     | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$150   | \$0         | 640                              | 848    | \$285   | \$241,680   |
| Engineering                                | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$150   | \$0         | 4,000                            | 5,300  | \$260   | \$1,378,000 |
| Subtotal                                   | 2,850                   | 3,776  | \$0     | \$0 | 4,800                            | 6,360  | \$150   | \$954,000   | 22,400                           | 29,680 | \$291   | \$8,633,700 |
| <b>Administrative Services</b>             |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Administration                             | 610                     | 808    | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Admitting/Registration                     | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Auxiliary                                  | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Conference                                 | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Health Information                         | 640                     | 848    | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Human Resources                            | 900                     | 1,193  | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Information Systems                        | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Medical Staff/Library                      | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| PBX/Telecom                                | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Security                                   | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$100   | \$0         | 0                                | 0      | \$230   | \$0         |
| Subtotal                                   | 1,540                   | 2,041  | \$0     | \$0 | 0                                | 0      | #DIV/0! | \$0         | 0                                | 0      | #DIV/0! | \$0         |
| <b>Education</b>                           |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Main Lobby                                 | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$0     | \$0         | 0                                | 0      | \$300   | \$0         |
| Meeting / Education Center                 | 0                       | 0      | \$0     | \$0 | 0                                | 0      | \$0     | \$0         | 0                                | 0      | \$300   | \$0         |
| Subtotal                                   | 0                       | 0      | #DIV/0! | \$0 | 0                                | 0      | #DIV/0! | \$0         | 0                                | 0      | #DIV/0! | \$0         |
| <b>Central Plant</b>                       |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| MEP  |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Building                                   |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Subtotal                                   |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
|  | 98,501 \$0 \$0          |        |         |     | 58,900 78,043 \$160 \$12,501,375 |        |         |             | 22,400 29,680 \$586 \$17,398,170 |        |         |             |
| Contingency @ 12%                          |                         |        |         |     | \$1,500,165                      |        |         |             | \$2,087,781                      |        |         |             |
| Escalation @ 3 to 3.5% per Annum           | Midpoint - May 2010 \$0 |        |         |     | Midpoint - Jan 2010 \$3,360,378  |        |         |             | Midpoint - Jan 2010 \$4,678,638  |        |         |             |
| Total Construction Cost                    | \$0                     |        |         |     | \$222 \$17,361,918               |        |         |             | \$814 \$24,162,589               |        |         |             |
| Total Hospital BGSF                        |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Total \$/BGSF                              |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |
| Grand Total Construction Cost              |                         |        |         |     |                                  |        |         |             |                                  |        |         |             |

**Support Building & Site Components**

| Building                         | New Construction |          |              |
|----------------------------------|------------------|----------|--------------|
|                                  | BGSF             | S/SF     | \$           |
| Hospital Support Building        | 0                | \$280    | \$0          |
| Contingency @ 12%                |                  |          | \$0          |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$0          |
| Total Construction Cost          |                  |          | \$0          |
| <b>Parking</b>                   | # Stalls         | \$/Stall | \$           |
| Structured (Above Grade)         | 0                | \$13,500 | \$0          |
| Surface Parking                  | 0                | \$1,690  | \$0          |
| Subtotal                         | 0                | #DIV/0!  | \$0          |
| Contingency @ 12%                |                  |          | \$0          |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$0          |
| Total Construction Cost          |                  |          | \$0          |
| <b>Site Development</b>          | GSF              | \$/SF    | \$           |
| Clearing and Grading             | 300,000          | \$2.25   | \$675,000    |
| Building Demolition              | 210,000          | \$11.25  | \$2,362,500  |
| Paving and Landscaping           | 120,000          | \$23     | \$2,760,000  |
| Site Utilities                   |                  |          | \$1,600,000  |
| Preparatory Construction         |                  |          |              |
| Subtotal                         | 630,000          | \$12     | \$7,397,500  |
| Contingency @ 12%                |                  |          | \$887,700    |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$1,180,641  |
| Total Construction Cost          |                  |          | \$9,465,841  |
| <b>Building</b>                  | BGSF             | \$/SF    | \$           |
| Medical Office Building          | 60,000           | \$170    | \$10,200,000 |
| Surface Parking                  | 300              | \$1,690  | \$507,000    |
| Contingency @ 12%                |                  |          | \$1,284,840  |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$1,708,837  |
| Total Construction Cost          |                  |          | \$13,700,677 |

| Project Cost Breakdown      | Construction | Project          |
|-----------------------------|--------------|------------------|
| Hospital and Central Plant  | \$41,524,499 | 50% \$62,286,748 |
| Site Specific Cost Premiums | \$10,000,000 | 0% \$10,000,000  |
|                             | \$31,524,499 | \$72,286,748     |
| Hospital Support Building   | \$0          | 45% \$0          |
| Parking                     | \$0          | 20% \$0          |
| Site Development            | \$9,465,841  | 25% \$11,832,301 |
| Hospital Related Total      | \$60,990,340 | \$84,119,049     |
| Medical Office Building     | \$13,700,677 | 25% \$17,125,847 |

PROJECT: Palomar Medical Center - Scheme D3 - PMC Retrofit  
 LOCATION: Escondido, CA  
 OWNER: Palomar Pomerado Health Care  
 A/E: Anshen + Allen LA  
 DATE: 12/9/03



| Description                                 | Cost Model     |           |           |               | Remarks               |                                |
|---|----------------|-----------|-----------|---------------|-----------------------|--------------------------------|
| <b>COST MODEL SUMMARY</b>                   |                |           |           |               |                       |                                |
| Seismic Upgrade                             | 191,000        | sf        | \$        | 96.50         | \$ 18,432,321         |                                |
| Exterior Renovation Triggered by Seismic    |                | ls        |           |               | \$ 5,529,955          |                                |
| Code Required Upgrades Triggered by Seismic |                |           |           |               |                       | w/ remodel, below              |
| Building System Upgrades (Replacement)      |                |           |           |               |                       | w/ remodel, below              |
| Central Plant Upgrades Triggered by Seismic | 1              | ls        |           |               | \$ 7,716,106          |                                |
| Phase 1 Remodel - Imaging & Central Sterile | 11,800         | sf        | \$        | 800.07        | \$ 9,440,774          | re-use existing infrastructure |
| Phase 2 Remodel - Mcleod Tower              | 145,600        | sf        | \$        | 436.58        | \$ 63,566,656         | including system replacement   |
| Phase 3 Remodel - Mcleod East & Adams       | 52,200         | sf        | \$        | 449.07        | \$ 23,441,227         | including system replacement   |
| Medical Equipment, Allowance                |                | ls        |           |               | \$ 15,000,000         |                                |
| Imaging Equipment Allowance                 |                | ls        |           |               | \$ 5,000,000          |                                |
| <b>TOTAL, SCHEME D3</b>                     | <b>209,600</b> | <b>sf</b> | <b>\$</b> | <b>706.71</b> | <b>\$ 148,127,038</b> |                                |
| <b>ADDITIONAL RETROFIT PER SCHEME D3.1</b>  |                |           |           |               |                       |                                |
| Labor & Delivery, ICU & Other               | 43,100         | sf        | \$        | 270.85        | \$ 11,673,506         | re-use existing infrastructure |
| Medical Equipment, Allowance                |                | ls        |           |               | \$ 5,000,000          | incremental for D3.1           |
| <b>TOTAL, SCHEME D3.1</b>                   | <b>252,700</b> | <b>sf</b> | <b>\$</b> | <b>652.16</b> | <b>\$ 164,800,544</b> |                                |

**EXCLUSIONS:**

1. Cogeneration
2. Architectural upgrade to existing exterior
3. Upgrade to existing campus telecommunications & data systems





Palomar Medical Center  
Cost Worksheet - SCHEME D5 (225 Beds on Existing Palomar Site)

Hospital Cost Components

|  | Area of Construction |                     |         |             |                      |       |         |             |                      |         |       |               |
|--|----------------------|---------------------|---------|-------------|----------------------|-------|---------|-------------|----------------------|---------|-------|---------------|
|  | Existing to Remain   |                     |         |             | Remodel Construction |       |         |             | New Construction     |         |       |               |
|  | DGSF                 | BGSF                | \$/SF   | \$          | DGSF                 | BGSF  | \$/SF   | \$          | DGSF                 | BGSF    | \$/SF | \$            |
| <b>Diagnostic &amp; Treatment Services</b> | 1,325                |                     |         |             |                      |       |         |             |                      |         |       |               |
| Surgery                                    | 25,890               | 34,251              | \$75    | \$2,568,844 | 0                    | 0     | \$250   | \$0         | 0                    | 0       | \$355 | \$0           |
| Imaging                                    | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$250   | \$0         | 10,000               | 13,250  | \$198 | \$4,372,500   |
| Emergency                                  | 14,500               | 19,213              | \$25    | \$480,313   | 6,008                | 7,950 | \$250   | \$1,967,500 | 0                    | 0       | \$355 | \$0           |
| Laboratory                                 | 0                    | 0                   | \$55    | \$0         | 0                    | 0     | \$250   | \$0         | 10,000               | 13,250  | \$345 | \$4,571,250   |
| Radiation Therapy                          | 5,970                | 7,910               | \$25    | \$197,756   | 0                    | 0     | \$225   | \$0         | 0                    | 0       | \$355 | \$0           |
| Cvth Lab                                   | 2,150                | 2,849               | \$30    | \$85,463    | 0                    | 0     | \$225   | \$0         | 0                    | 0       | \$338 | \$0           |
| Cardiodiagnosis                            | 1,250                | 1,656               | \$0     | \$0         | 0                    | 0     | \$225   | \$0         | 0                    | 0       | \$345 | \$0           |
| GI Lab                                     | 0                    | 0                   | \$38    | \$0         | 0                    | 0     | \$225   | \$0         | 0                    | 0       | \$315 | \$0           |
| PT/OT/Cardiac Rehab                        | 10,090               | 13,369              | \$0     | \$0         | 0                    | 0     | \$225   | \$0         | 0                    | 0       | \$315 | \$0           |
| Respiratory Therapy                        | 600                  | 795                 | \$0     | \$0         | 0                    | 0     | \$225   | \$0         | 2,000                | 2,650   | \$338 | \$874,500     |
| Merqae                                     | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$225   | \$0         | 0                    | 0       | \$357 | \$0           |
| Subtotal                                   | 60,410               | 80,043              | \$42    | \$3,332,375 | 6,008                | 7,950 | \$250   | \$1,967,500 | 22,000               | 29,150  | \$337 | \$9,818,250   |
| <b>Inpatient Services</b>                  |                      |                     |         |             |                      |       |         |             |                      |         |       |               |
| Medical/Surgical Units                     | 15,600               | 20,670              | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 128,000              | 158,000 | \$318 | \$49,290,000  |
| Critical Care Units                        | 12,022               | 15,929              | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$325 | \$0           |
| Labor & Delivery                           | 20,320               | 26,924              | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$310 | \$0           |
| Postpartum                                 | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$325 | \$0           |
| NICU                                       | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$310 | \$0           |
| Pediatrics                                 | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$310 | \$0           |
| Rehab Unit                                 | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$310 | \$0           |
| Psychiatric Unit                           | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$310 | \$0           |
| Subtotal                                   | 47,942               | 63,523              | \$0     | \$0         | 0                    | 0     | #DIV/0! | \$0         | 128,000              | 158,000 | \$318 | \$49,290,000  |
| <b>Support Services</b>                    |                      |                     |         |             |                      |       |         |             |                      |         |       |               |
| Food Service                               | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 15,000               | 19,875  | \$325 | \$6,459,375   |
| Materials Management                       | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 8,840                | 11,713  | \$260 | \$3,045,380   |
| Pharmacy                                   | 2,850                | 3,776               | \$0     | \$0         | 4,000                | 5,300 | \$150   | \$795,000   | 0                    | 0       | \$285 | \$0           |
| Secure Processing                          | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 7,000                | 9,275   | \$260 | \$2,411,500   |
| Housekeeping                               | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 2,000                | 2,630   | \$260 | \$689,000     |
| Biomed                                     | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 0                    | 0       | \$285 | \$0           |
| Engineering                                | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$150   | \$0         | 5,000                | 6,625   | \$260 | \$1,722,500   |
| Subtotal                                   | 2,850                | 3,776               | \$0     | \$0         | 4,000                | 5,300 | \$150   | \$795,000   | 37,840               | 50,138  | \$286 | \$14,327,755  |
| <b>Administrative Services</b>             |                      |                     |         |             |                      |       |         |             |                      |         |       |               |
| Administration                             | 3,610                | 4,783               | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 16,000               | 21,200  | \$230 | \$4,876,000   |
| Admitting/Registration                     | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Auxiliary                                  | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Conference                                 | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Health Information                         | 3,640                | 4,823               | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Human Resources                            | 900                  | 1,193               | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Information Systems                        | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Medical Staff/Library                      | 520                  | 689                 | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| PBX/Telecom                                | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Security                                   | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$100   | \$0         | 0                    | 0       | \$230 | \$0           |
| Subtotal                                   | 5,060                | 6,705               | \$0     | \$0         | 0                    | 0     | #DIV/0! | \$0         | 16,000               | 21,200  | \$230 | \$4,876,000   |
| <b>Function</b>                            |                      |                     |         |             |                      |       |         |             |                      |         |       |               |
| Main Lobby                                 | 0                    | 0                   | \$0     | \$0         | 0                    | 0     | \$0     | \$0         | 0                    | 3,200   | \$300 | \$960,000     |
| Meeting / Education Center                 | 18,000               | 0                   | \$0     | \$0         | 0                    | 0     | \$0     | \$0         | 0                    | 0       | \$300 | \$0           |
| Subtotal                                   | 0                    | 0                   | #DIV/0! | \$0         | 0                    | 0     | #DIV/0! | \$0         | 0                    | 3,200   | \$300 | \$960,000     |
| <b>Central Plant</b>                       |                      |                     |         |             |                      |       |         |             |                      |         |       |               |
| AIEP                                       |                      |                     |         |             |                      |       |         |             |                      |         |       | \$30          |
| Building                                   |                      |                     |         |             |                      |       |         |             |                      |         |       | \$12,890,555  |
| Subtotal                                   |                      |                     |         |             |                      |       |         |             |                      |         |       | \$12,920,585  |
| Contingency @ 12%                          |                      |                     |         | \$399,885   |                      |       |         | \$338,900   |                      |         |       | \$11,966,587  |
| Escalation @ 3 to 3.5% per Annum           |                      | Midpoint - Mar 2010 |         | \$858,420   | Midpoint - Mar 2010  |       |         | \$955,688   | Midpoint - Feb. 2008 |         |       | \$14,716,581  |
| Total Construction Cost                    |                      |                     | \$30    | \$4,590,680 |                      |       | \$287   | \$5,862,908 |                      | \$449   |       | \$117,942,728 |
| Total Hospital BGSF                        |                      |                     |         |             |                      |       |         |             |                      |         |       | 429,945       |
| Total \$/BGSF                              |                      |                     |         |             |                      |       |         |             |                      |         |       | \$294         |
| Grand Total Construction Cost              |                      |                     |         |             |                      |       |         |             |                      |         |       | \$126,335,415 |

Support Building & Site Components

| Building                         | New Construction |          |              |
|----------------------------------|------------------|----------|--------------|
|                                  | BGSF             | \$/SF    | \$           |
| Hospital Support Building        | 0                | \$280    | \$0          |
| Contingency @ 12%                |                  |          | \$0          |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$0          |
| Total Construction Cost          |                  |          | \$0          |
| <b>Parking</b>                   | # Stalls         | \$/Stall | \$           |
| Structured (Above Grade)         | 0                | \$15,500 | \$0          |
| Surface Parking                  | 0                | \$1,690  | \$0          |
|                                  |                  | \$0      | \$0          |
| Subtotal                         | 0                | #DIV/0!  | \$0          |
| Contingency @ 12%                |                  |          | \$0          |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$0          |
| Total Construction Cost          |                  |          | \$0          |
| <b>Site Development</b>          | GSF              | \$/SF    | \$           |
| Clearing and Grading             | 350,000          | \$2.25   | \$742,500    |
| Building Demolition              | 210,000          | \$11.25  | \$2,362,500  |
| Paving and Landscaping           | 250,000          | \$23     | \$5,750,000  |
| Site Utilities                   |                  |          | \$1,600,000  |
| Preparatory Construction         |                  |          | \$0          |
| Subtotal                         | 790,000          | \$13     | \$10,455,000 |
| Contingency @ 12%                |                  |          | \$1,254,600  |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$1,668,618  |
| Total Construction Cost          |                  |          | \$13,378,218 |
| <b>Building</b>                  | BGSF             | \$/SF    | \$           |
| Medical Office Building          | 0                | \$170    | \$0          |
| Contingency @ 12%                |                  |          | \$0          |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$0          |
| Total Construction Cost          |                  |          | \$0          |

| Project Cost Breakdown      | Construction  | Project           |
|-----------------------------|---------------|-------------------|
| Hospital and Central Plant  | \$126,335,415 | 50% \$189,503,123 |
| Site Specific Cost Premiums | \$31,140,000  | 0% \$31,140,000   |
|                             | \$157,475,415 | \$220,643,123     |
| Hospital Support Building   | \$0           | 45% \$0           |
| Parking                     | \$0           | 20% \$0           |
| Site Development            | \$13,378,218  | 25% \$16,722,773  |
| Hospital Related Total      | \$170,853,633 | \$237,365,896     |
| Medical Office Building     | \$0           | 25% \$0           |

Palmam Medical Center  
Cost Worksheet - SCHEME B (434 Beds on Greenfield Site)

Hospital Cost Components

|  | Area of Construction |      |                     |     |                      |      |                     |     |                  |         |                      |               |
|--|----------------------|------|---------------------|-----|----------------------|------|---------------------|-----|------------------|---------|----------------------|---------------|
|  | Existing to Remain   |      |                     |     | Remodel Construction |      |                     |     | New Construction |         |                      |               |
|  | DGSF                 | BGSF | S/SF                | \$  | DGSF                 | BGSF | S/SF                | \$  | DGSF             | BGSF    | S/SF                 | \$            |
| <b>Diagnostic &amp; Treatment Services</b> | 1,525                |      |                     |     |                      |      |                     |     |                  |         |                      |               |
| Surgery                                    | 0                    | 0    | \$75                | \$0 | 0                    | 0    | \$150               | \$0 | 25,850           | 39,292  | \$355                | \$11,948,660  |
| Imaging                                    | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$250               | \$0 | 6,400            | 12,768  | \$330                | \$4,213,440   |
| Emergency                                  | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$250               | \$0 | 37,800           | 37,456  | \$355                | \$20,396,880  |
| Laboratory                                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$250               | \$0 | 1,000            | 1,580   | \$345                | \$324,400     |
| Radiation Therapy                          | 0                    | 0    | \$25                | \$0 | 0                    | 0    | \$225               | \$0 | 8,400            | 12,768  | \$355                | \$4,532,640   |
| Cath Lab                                   | 0                    | 0    | \$30                | \$0 | 0                    | 0    | \$225               | \$0 | 6,400            | 9,728   | \$335                | \$3,258,680   |
| Cardiovascular                             | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$225               | \$0 | 1,500            | 2,280   | \$330                | \$752,400     |
| GI Lab                                     | 0                    | 0    | \$30                | \$0 | 0                    | 0    | \$225               | \$0 | 1,800            | 2,736   | \$345                | \$943,920     |
| PT/OT/Cardiac Rehab                        | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$225               | \$0 | 0                | 0       | \$315                | \$0           |
| Respiratory Therapy                        | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$225               | \$0 | 1,472            | 2,272   | \$315                | \$1,662,394   |
| Morgue                                     | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$225               | \$0 | 2,604            | 3,958   | \$330                | \$1,305,165   |
| Subtotal                                   | 0                    | 0    | #DIV/0!             | \$0 | 0                    | 0    | #DIV/0!             | \$0 | 97,226           | 147,784 | \$349                | \$51,539,780  |
| <b>Inpatient Services</b>                  | 1,325                |      |                     |     |                      |      |                     |     |                  |         |                      |               |
| Medical/Surgical Units                     | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$130               | \$0 | 49,600           | 71,392  | \$310                | \$23,371,320  |
| Critical Care Units                        | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$130               | \$0 | 157,950          | 248,084 | \$325                | \$78,827,300  |
| Labor & Delivery                           | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$130               | \$0 | 23,800           | 36,176  | \$310                | \$11,214,560  |
| Postpartum                                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$130               | \$0 | 22,100           | 33,592  | \$310                | \$10,413,520  |
| NICU                                       | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$130               | \$0 | 7,700            | 11,704  | \$325                | \$3,883,800   |
| Pediatrics                                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$130               | \$0 | 10,400           | 15,600  | \$310                | \$4,908,480   |
| Rehab Unit                                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 12,000           | 18,240  | \$310                | \$5,654,400   |
| Psychiatric Unit                           | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 15,000           | 22,712  | \$310                | \$7,230,720   |
| Subtotal                                   | 0                    | 0    | #DIV/0!             | \$0 | 0                    | 0    | #DIV/0!             | \$0 | 299,158          | 454,788 | \$318                | \$144,736,500 |
| <b>Support Services</b>                    | 1,525                |      |                     |     |                      |      |                     |     |                  |         |                      |               |
| Food Service                               | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 28,210           | 42,879  | \$325                | \$13,925,740  |
| Materials Management                       | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 8,688            | 13,194  | \$360                | \$4,930,396   |
| Pharmacy                                   | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 7,812            | 11,874  | \$385                | \$4,584,158   |
| Sterile Processing                         | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 13,020           | 19,790  | \$360                | \$7,148,504   |
| Housekeeping                               | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 200              | 304     | \$360                | \$78,048      |
| Biosand                                    | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 0                | 0       | \$385                | \$0           |
| Engineering                                | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$150               | \$0 | 0                | 0       | \$360                | \$0           |
| Subtotal                                   | 0                    | 0    | #DIV/0!             | \$0 | 0                    | 0    | #DIV/0!             | \$0 | 57,922           | 88,041  | \$255                | \$22,974,776  |
| <b>Administrative Services</b>             | 1,525                |      |                     |     |                      |      |                     |     |                  |         |                      |               |
| Administration                             | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 1,000            | 1,520   | \$230                | \$349,600     |
| Admitting/Registration                     | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 4,300            | 6,536   | \$230                | \$1,503,280   |
| Auxiliary                                  | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 0                | 0       | \$230                | \$0           |
| Conference                                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 0                | 0       | \$230                | \$0           |
| Health Information                         | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 0                | 0       | \$230                | \$0           |
| Human Resources                            | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 3,500            | 5,320   | \$230                | \$1,223,500   |
| Information Systems                        | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 0                | 0       | \$230                | \$0           |
| Medical Staff/Library                      | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 708              | 1,064   | \$230                | \$244,720     |
| PBX/Telecom                                | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 1,302            | 1,979   | \$230                | \$455,178     |
| Security                                   | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$100               | \$0 | 16,802           | 16,419  | \$230                | \$3,776,379   |
| Subtotal                                   | 0                    | 0    | #DIV/0!             | \$0 | 0                    | 0    | #DIV/0!             | \$0 | 10,802           | 16,419  | \$230                | \$3,776,379   |
| <b>Function</b>                            | 1,525                |      |                     |     |                      |      |                     |     |                  |         |                      |               |
| Main Lobby                                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$0                 | \$0 | 0                | 3,200   | \$300                | \$960,000     |
| Meeting / Education Center                 | 0                    | 0    | \$0                 | \$0 | 0                    | 0    | \$0                 | \$0 | 0                | 0       | \$300                | \$0           |
| Subtotal                                   | 0                    | 0    | #DIV/0!             | \$0 | 0                    | 0    | #DIV/0!             | \$0 | 0                | 3,200   | \$300                | \$960,000     |
| <b>Central Plant</b>                       | 1,525                |      |                     |     |                      |      |                     |     |                  |         |                      |               |
| NEP  |                      |      |                     |     |                      |      |                     |     |                  |         | \$28                 | \$19,884,256  |
| Building                                   |                      |      |                     |     |                      |      |                     |     |                  |         | \$4,971,054          | \$4,971,054   |
| Subtotal                                   | 0                    | 0    | #DIV/0!             | \$0 | 0                    | 0    | #DIV/0!             | \$0 | 465,180          | 710,152 | \$348                | \$246,871,494 |
| Contingency @ 12%                          |                      |      |                     | \$9 |                      |      |                     | \$9 |                  |         |                      | \$29,624,579  |
| Escalation @ 3 to 3.5% per Annum           |                      |      | Midpoint - May 2010 | \$9 |                      |      | Midpoint - May 2010 | \$9 |                  |         | Midpoint - Feb. 2008 | \$38,489,624  |
| Total Construction Cost                    |                      |      | #DIV/0!             | \$9 |                      |      | #DIV/0!             | \$9 |                  |         | 9445                 | \$315,896,763 |
| Total Hospital BGSF                        |                      |      |                     |     |                      |      |                     |     |                  |         |                      | 710,152       |
| Total S/BGSF                               |                      |      |                     |     |                      |      |                     |     |                  |         |                      | 9445          |
| Grand Total Construction Cost              |                      |      |                     |     |                      |      |                     |     |                  |         |                      | \$315,896,763 |

Support Building & Site Components

|                                  |           | New Construction |              |  |
|----------------------------------|-----------|------------------|--------------|--|
|                                  | BGSF      | S/SF             | \$           |  |
| Building                         |           |                  |              |  |
| Hospital Support Building        | 120,000   | \$280            | \$33,600,000 |  |
| Contingency @ 12%                |           |                  | \$4,032,000  |  |
| Escalation @ 3 to 3.5% per Annum |           |                  | \$5,952,560  |  |
| Total Construction Cost          |           |                  | \$42,994,560 |  |
| Hospital / HSB Parking           | # Staffs  | S/Staff          | \$           |  |
| Structured (Above Grade)         | 925       | \$13,500         | \$12,487,500 |  |
| Surface Parking                  | 543       | \$1,630          | \$917,670    |  |
|                                  |           |                  | \$0          |  |
| Subtotal                         | 1,468     | \$9,132          | \$13,405,170 |  |
| Contingency @ 12%                |           |                  | \$1,608,620  |  |
| Escalation @ 3 to 3.5% per Annum |           |                  | \$2,139,465  |  |
| Total Construction Cost          |           |                  | \$17,153,256 |  |
| Site Development                 | GSF       | S/SF             | \$           |  |
| Clearing and Grading             | 1,510,000 | \$2.15           | \$3,397,500  |  |
| Building Demolition              | 0         | \$11.25          | \$0          |  |
| Paving and Landscaping           | 910,000   | \$23             | \$20,930,000 |  |
| Site Utilities                   |           |                  | \$3,200,000  |  |
| Preparatory Construction         |           |                  | \$0          |  |
| Subtotal                         | 2,420,000 | \$11             | \$27,527,500 |  |
| Contingency @ 12%                |           |                  | \$3,303,500  |  |
| Escalation @ 3 to 3.5% per Annum |           |                  | \$4,393,389  |  |
| Total Construction Cost          |           |                  | \$35,224,189 |  |
| Building                         | BGSF      | S/SF             | \$           |  |
| Medical Office Building          | 300,000   | \$170            | \$51,000,000 |  |
| Parking Structure                | 1,500     | \$15,300         | \$22,950,000 |  |
| Contingency @ 12%                |           |                  | \$6,530,000  |  |
| Escalation @ 3 to 3.5% per Annum |           |                  | \$11,371,500 |  |
| Total Construction Cost          |           |                  | \$91,171,500 |  |

| Project Cost Breakdown      | Construction  | Project |               |
|-----------------------------|---------------|---------|---------------|
| Hospital and Central Plant  | \$315,896,763 | 50%     | \$478,845,145 |
| Site Specific Cost Premiums | \$11,347,000  | 0%      | \$11,347,000  |
|                             |               |         | \$485,192,145 |
| Hospital Support Building   | \$42,994,560  | 45%     | \$62,342,112  |
| Parking                     | \$17,153,256  | 20%     | \$20,383,907  |
| Site Development            | \$35,224,189  | 25%     | \$44,030,236  |
| Hospital Related Total      |               |         | \$672,148,409 |
| Medical Office Building     | \$91,171,500  | 25%     | \$113,964,375 |

Palemor Medical Center  
Cost Worksheet - SCHEME C (494 Beds on Greenfield Site)

Hospital Cost Components

| Hospital Cost Components                   | Area of Construction |       |                      |                      |       |                      |         |                  |       |         |         |               |               |
|--|----------------------|-------|----------------------|----------------------|-------|----------------------|---------|------------------|-------|---------|---------|---------------|---------------|
|  | Existing to Remain   |       |                      | Removal Construction |       |                      |         | New Construction |       |         |         |               |               |
|  | DGSF                 | BGSF  | S/SF                 | DGSF                 | BGSF  | S/SF                 | DGSF    | BGSF             | S/SF  |         |         |               |               |
| <b>Diagnostic &amp; Treatment Services</b> |                      | 1,325 |                      |                      | 1,525 |                      |         | 1,575            |       |         |         |               |               |
| Surgery                                    | 0                    | 0     | \$75                 | 0                    | 0     | \$250                | 26,000  | 40,950           | \$355 |         |         | \$14,537,250  |               |
| Imaging                                    | 0                    | 0     | \$0                  | 0                    | 0     | \$250                | 0       | 0                | \$250 | 37,800  | 50,535  | \$355         | \$4,365,900   |
| Emergency                                  | 0                    | 0     | \$0                  | 0                    | 0     | \$250                | 0       | 0                | \$250 | 3,700   | 5,828   | \$345         | \$2,010,488   |
| Laboratory                                 | 0                    | 0     | \$0                  | 0                    | 0     | \$225                | 0       | 0                | \$225 | 8,400   | 13,230  | \$355         | \$4,696,650   |
| Radiation Therapy                          | 0                    | 0     | \$25                 | 0                    | 0     | \$225                | 6,400   | 10,080           | \$385 |         |         | \$3,376,800   |               |
| Cash Lab                                   | 0                    | 0     | \$30                 | 0                    | 0     | \$225                | 0       | 0                | \$390 |         |         | \$0           |               |
| Cardiodiagnosis                            | 0                    | 0     | \$0                  | 0                    | 0     | \$225                | 1,600   | 2,520            | \$345 |         |         | \$869,400     |               |
| GI Lab                                     | 0                    | 0     | \$30                 | 0                    | 0     | \$225                | 0       | 0                | \$315 |         |         | \$0           |               |
| PT/OT/Cardiac Rehab                        | 0                    | 0     | \$0                  | 0                    | 0     | \$225                | 0       | 0                | \$315 | 3,922   | 6,224   | \$315         | \$1,960,686   |
| Respiratory Therapy                        | 0                    | 0     | \$0                  | 0                    | 0     | \$225                | 2,964   | 4,668            | \$330 |         |         | \$1,540,539   |               |
| Menor                                      | 0                    | 0     | \$0                  | 0                    | 0     | \$225                | 0       | 0                |       | 99,216  | 156,265 | \$349         | \$54,492,658  |
| Subtotal                                   |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       |         |         |               |               |
| <b>Inpatient Services</b>                  |                      |       |                      |                      |       |                      | 191,050 | 304,054          | \$310 |         |         | \$94,256,663  |               |
| Medical/Surgical Units                     | 0                    | 0     | \$0                  | 0                    | 0     | \$130                | 49,600  | 78,130           | \$325 |         |         | \$25,389,000  |               |
| Critical Care Units                        | 0                    | 0     | \$0                  | 0                    | 0     | \$130                | 23,800  | 37,483           | \$310 |         |         | \$11,620,350  |               |
| Labor & Delivery                           | 0                    | 0     | \$0                  | 0                    | 0     | \$130                | 21,100  | 34,808           | \$310 |         |         | \$10,790,325  |               |
| Postpartum                                 | 0                    | 0     | \$0                  | 0                    | 0     | \$130                | 7,700   | 12,128           | \$325 |         |         | \$5,941,438   |               |
| NICU                                       | 0                    | 0     | \$0                  | 0                    | 0     | \$130                | 10,400  | 16,380           | \$310 |         |         | \$5,077,800   |               |
| Pediatrics                                 | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 12,000  | 18,900           | \$310 |         |         | \$5,859,000   |               |
| Rehab Unit                                 | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 15,800  | 24,570           | \$310 |         |         | \$7,616,700   |               |
| Psychiatric Unit                           | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 0       | 0                |       | 334,250 | 526,444 | \$313         | \$164,551,275 |
| Subtotal                                   |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       |         |         |               |               |
| <b>Support Services</b>                    |                      |       |                      |                      |       |                      |         |                  |       | 32,110  | 50,573  | \$325         | \$16,436,306  |
| Food Service                               | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 11,800  | 17,451           | \$280 |         |         | \$4,537,260   |               |
| Materials Management                       | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 6,852   | 10,055           | \$285 |         |         | \$3,591,397   |               |
| Pharmacy                                   | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 14,820  | 23,542           | \$260 |         |         | \$6,068,790   |               |
| Sterile Processing                         | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 560     | 882              | \$300 |         |         | \$229,320     |               |
| Housekeeping                               | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 240     | 378              | \$285 |         |         | \$107,730     |               |
| Biosand                                    | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 1,500   | 2,250            | \$280 |         |         | \$614,250     |               |
| Engineering                                | 0                    | 0     | \$0                  | 0                    | 0     | \$150                | 69,202  | 108,993          | \$283 |         |         | \$31,985,053  |               |
| Subtotal                                   |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       |         |         |               |               |
| <b>Administrative Services</b>             |                      |       |                      |                      |       |                      |         |                  |       | 1,840   | 2,898   | \$230         | \$666,340     |
| Administration                             | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 6,916   | 10,893           | \$230 |         |         | \$2,505,321   |               |
| Admitting/Registration                     | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 300     | 473              | \$230 |         |         | \$106,675     |               |
| Auxiliary                                  | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 1,800   | 2,826            | \$230 |         |         | \$632,050     |               |
| Conference                                 | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 5,928   | 9,387            | \$230 |         |         | \$2,147,418   |               |
| Health Information                         | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 480     | 756              | \$230 |         |         | \$173,880     |               |
| Human Resources                            | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 6,916   | 10,893           | \$230 |         |         | \$2,505,321   |               |
| Information Systems                        | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 2,470   | 3,859            | \$230 |         |         | \$894,758     |               |
| Medical Staff/Library                      | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 1,482   | 2,334            | \$230 |         |         | \$596,855     |               |
| PBX/Telecom                                | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 1,482   | 2,334            | \$230 |         |         | \$596,855     |               |
| Security                                   | 0                    | 0     | \$0                  | 0                    | 0     | \$100                | 29,644  | 46,642           | \$230 |         |         | \$10,727,672  |               |
| Subtotal                                   |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       |         |         |               |               |
| <b>Function</b>                            |                      |       |                      |                      |       |                      |         |                  |       | 0       | 3,600   | \$300         | \$1,080,000   |
| Main Lobby                                 | 0                    | 0     | \$0                  | 0                    | 0     | \$0                  | 0       | 0                |       |         |         | \$0           |               |
| Meeting / Education Center                 | 0                    | 0     | \$0                  | 0                    | 0     | \$0                  | 0       | 0                |       | 3,600   | \$300   | \$1,080,000   |               |
| Subtotal                                   |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       |         |         |               |               |
| <b>Central Plant</b>                       |                      |       |                      |                      |       |                      |         |                  |       |         |         | \$27          | \$22,732,492  |
| MEP  |                      |       |                      |                      |       |                      |         |                  |       |         |         |               | \$5,683,123   |
| Building                                   |                      |       |                      |                      |       |                      | 532,282 | 811,944          | \$347 |         |         | \$292,147,099 |               |
| Subtotal                                   |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       |         |         |               |               |
| Contingency @ 12%                          |                      |       |                      |                      |       |                      |         |                  |       |         |         |               | \$35,057,641  |
| Escalation @ 3 to 3.5% per Annum           |                      |       | Milepoint - May 2010 |                      |       | Milepoint - May 2010 |         |                  |       |         |         |               | \$46,626,658  |
| Total Construction Cost                    |                      |       | #DIV/0!              |                      |       | #DIV/0!              |         |                  |       | \$444   |         |               | \$373,831,313 |
| Total Hospital BGSF                        |                      |       |                      |                      |       |                      |         |                  |       |         |         |               | 841,944       |
| Total \$/BGSF                              |                      |       |                      |                      |       |                      |         |                  |       |         |         |               | \$444         |
| Grand Total Construction Cost              |                      |       |                      |                      |       |                      |         |                  |       |         |         |               | \$373,831,313 |

Support Building & Site Components

| New Construction                 |           |              |
|----------------------------------|-----------|--------------|
| Building                         | BGSF      | \$/SF        |
| Hospital Support Building        | 171,000   | \$280        |
| Contingency @ 12%                |           |              |
| Escalation @ 3 to 3.5% per Annum |           |              |
| Total Construction Cost          |           | \$43,352,848 |
| <b>Hospital / HSB Parking</b>    |           |              |
| Structured (Above Grade)         | 1,050     | \$15,500     |
| Surface Parking                  | 548       | \$1,600      |
| Subtotal                         | 1,593     | \$9,474      |
| Contingency @ 12%                |           |              |
| Escalation @ 3 to 3.5% per Annum |           |              |
| Total Construction Cost          |           | \$19,512,581 |
| <b>Site Development</b>          |           |              |
| Clearing and Grading             | 1,510,000 | \$2.25       |
| Building Demolition              | 0         | \$11.25      |
| Paving and Landscaping           | 910,000   | \$23         |
| Site Utilities                   |           |              |
| Preparatory Construction         |           |              |
| Subtotal                         | 2,420,000 | \$11         |
| Contingency @ 12%                |           |              |
| Escalation @ 3 to 3.5% per Annum |           |              |
| Total Construction Cost          |           | \$25,224,189 |
| <b>Building</b>                  |           |              |
| Medical Office Building          | 300,000   | \$170        |
| Parking Structure                | 1,500     | \$13,500     |
| Contingency @ 12%                |           |              |
| Escalation @ 3 to 3.5% per Annum |           |              |
| Total Construction Cost          |           | \$91,171,500 |

| Project Cost Breakdown      | Construction  | Project       |
|-----------------------------|---------------|---------------|
| Hospital and Central Plant  | \$373,831,313 | 30%           |
| Site Specific Cost Premiums | \$15,147,000  | 0%            |
|                             | \$388,978,313 | \$75,795,970  |
| Hospital Support Building   | \$43,352,848  | 45%           |
| Parking                     | \$19,312,581  | 20%           |
| Site Development            | \$25,224,189  | 23%           |
| Hospital Related Total      | \$98,967,931  | \$785,968,932 |
| Medical Office Building     | \$91,171,500  | 25%           |

Palomar Medical Center  
Cost Worksheet - SCHEME D (334 Beds on Greenfield Site)

| Hospital Cost Components                   | Area of Construction |      |         |                      |      |         |                  |         |         |       |               |       |
|--|----------------------|------|---------|----------------------|------|---------|------------------|---------|---------|-------|---------------|-------|
|  | Existing to Remain   |      |         | Remaind Construction |      |         | New Construction |         |         |       |               |       |
|  | DOSF                 | BGSF | \$/SF   | DOSF                 | BGSF | \$/SF   | DOSF             | BGSF    | \$/SF   | DOSF  | BGSF          | \$/SF |
|  | 1,325                |      |         | 1,325                |      |         | 1,568            |         |         |       |               |       |
| <b>Diagnostic &amp; Treatment Services</b> |                      |      |         |                      |      |         |                  |         |         |       |               |       |
| Surgery                                    | 0                    | 0    | \$75    | 0                    | 0    | \$250   | 0                | 19,600  | 30,576  | \$333 | \$10,854,480  |       |
| Imaging                                    | 0                    | 0    | \$0     | 0                    | 0    | \$250   | 0                | 9,810   | 15,304  | \$330 | \$5,050,188   |       |
| Emergency                                  | 0                    | 0    | \$0     | 0                    | 0    | \$250   | 0                | 30,240  | 47,174  | \$555 | \$16,746,912  |       |
| Laboratory                                 | 0                    | 0    | \$0     | 0                    | 0    | \$250   | 0                | 1,000   | 1,500   | \$345 | \$330,200     |       |
| Radiation Therapy                          | 0                    | 0    | \$25    | 0                    | 0    | \$225   | 0                | 0       | 0       | \$355 | \$0           |       |
| Cash Lab                                   | 0                    | 0    | \$30    | 0                    | 0    | \$225   | 0                | 6,400   | 9,984   | \$335 | \$3,344,840   |       |
| Cardiodiagnosis                            | 0                    | 0    | \$0     | 0                    | 0    | \$225   | 0                | 763     | 1,190   | \$330 | \$392,792     |       |
| OI Lab                                     | 0                    | 0    | \$0     | 0                    | 0    | \$225   | 0                | 1,600   | 2,496   | \$345 | \$861,120     |       |
| PT/OT/Cardiac Rehab                        | 0                    | 0    | \$0     | 0                    | 0    | \$225   | 0                | 0       | 0       | \$315 | \$0           |       |
| Respiratory Therapy                        | 0                    | 0    | \$0     | 0                    | 0    | \$225   | 0                | 2,766   | 4,315   | \$315 | \$1,359,212   |       |
| Morgues                                    | 0                    | 0    | \$0     | 0                    | 0    | \$225   | 0                | 2,073   | 3,237   | \$338 | \$1,059,210   |       |
| Subtotal                                   | 0                    | 0    | #DIV/0! | 0                    | 0    | #DIV/0! | 0                | 74,234  | 115,836 | \$347 | \$40,215,755  |       |
| <b>Inpatient Services</b>                  |                      |      |         |                      |      |         |                  |         |         |       |               |       |
| Medical/Surgical Units                     | 0                    | 0    | \$0     | 0                    | 0    | \$130   | 0                | 162,800 | 253,968 | \$310 | \$78,730,080  |       |
| Critical Care Units                        | 0                    | 0    | \$0     | 0                    | 0    | \$130   | 0                | 43,400  | 67,704  | \$325 | \$22,003,800  |       |
| Labor & Delivery                           | 0                    | 0    | \$0     | 0                    | 0    | \$130   | 0                | 0       | 0       | \$310 | \$0           |       |
| Postpartum                                 | 0                    | 0    | \$0     | 0                    | 0    | \$130   | 0                | 0       | 0       | \$325 | \$0           |       |
| NICU                                       | 0                    | 0    | \$0     | 0                    | 0    | \$130   | 0                | 0       | 0       | \$310 | \$0           |       |
| Pediatrics                                 | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 0       | 0       | \$310 | \$0           |       |
| Rehab Unit                                 | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 0       | 0       | \$310 | \$0           |       |
| Psychiatric Unit                           | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 0       | 0       | \$310 | \$0           |       |
| Subtotal                                   | 0                    | 0    | #DIV/0! | 0                    | 0    | #DIV/0! | 0                | 206,200 | 321,672 | \$313 | \$100,733,880 |       |
| <b>Support Services</b>                    |                      |      |         |                      |      |         |                  |         |         |       |               |       |
| Food Service                               | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 25,608  | 40,073  | \$325 | \$13,023,816  |       |
| Materials Management                       | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 6,600   | 10,421  | \$260 | \$2,789,408   |       |
| Pharmacy                                   | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 7,114   | 11,098  | \$285 | \$3,162,884   |       |
| Sterile Processing                         | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 11,856  | 18,495  | \$260 | \$4,886,791   |       |
| Housekeeping                               | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 0       | 0       | \$260 | \$0           |       |
| Biomed                                     | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 0       | 0       | \$285 | \$0           |       |
| Engineering                                | 0                    | 0    | \$0     | 0                    | 0    | \$150   | 0                | 51,338  | 80,087  | \$396 | \$25,784,902  |       |
| Subtotal                                   | 0                    | 0    | #DIV/0! | 0                    | 0    | #DIV/0! | 0                | 51,338  | 80,087  | \$396 | \$25,784,902  |       |
| <b>Administrative Services</b>             |                      |      |         |                      |      |         |                  |         |         |       |               |       |
| Administration                             | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 1,968   | 3,070   | \$230 | \$706,118     |       |
| Admitting/Registration                     | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 5,533   | 8,631   | \$230 | \$1,985,240   |       |
| Auxiliary                                  | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 646     | 1,008   | \$230 | \$231,785     |       |
| Conference                                 | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 2,075   | 3,237   | \$230 | \$744,510     |       |
| Health Information                         | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 4,742   | 7,398   | \$230 | \$1,701,430   |       |
| Human Resources                            | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 554     | 864     | \$230 | \$198,775     |       |
| Information Systems                        | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 5,533   | 8,631   | \$230 | \$1,985,240   |       |
| Medical Staff/Library                      | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 1,976   | 3,083   | \$230 | \$708,989     |       |
| PBX/Telecom                                | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 1,186   | 1,850   | \$230 | \$423,537     |       |
| Security                                   | 0                    | 0    | \$0     | 0                    | 0    | \$100   | 0                | 1,186   | 1,850   | \$230 | \$423,537     |       |
| Subtotal                                   | 0                    | 0    | #DIV/0! | 0                    | 0    | #DIV/0! | 0                | 25,599  | 39,622  | \$230 | \$9,113,161   |       |
| <b>Function</b>                            |                      |      |         |                      |      |         |                  |         |         |       |               |       |
| Main Lobby                                 | 0                    | 0    | \$0     | 0                    | 0    | \$0     | 0                | 0       | 2,800   | \$300 | \$840,000     |       |
| Meeting / Education Center                 | 0                    | 0    | \$0     | 0                    | 0    | \$0     | 0                | 0       | 0       | \$300 | \$0           |       |
| Subtotal                                   | 0                    | 0    | #DIV/0! | 0                    | 0    | #DIV/0! | 0                | 0       | 2,800   | \$300 | \$840,000     |       |
| <b>Central Plant</b>                       |                      |      |         |                      |      |         |                  |         |         |       |               |       |
| MEP  |                      |      |         |                      |      |         |                  |         |         |       | \$30          |       |
| Building                                   |                      |      |         |                      |      |         |                  |         |         |       | \$16,800,539  |       |
| Subtotal                                   |                      |      |         |                      |      |         |                  |         |         |       | \$16,800,539  |       |
| <b>Contingency @ 12%</b>                   |                      |      |         |                      |      |         |                  |         |         |       | \$2,016,070   |       |
| <b>Escalation @ 3 to 3.5% per Annum</b>    |                      |      |         |                      |      |         |                  |         |         |       | \$1,922,251   |       |
| <b>Total Construction Cost</b>             |                      |      |         |                      |      |         |                  |         |         |       | \$21,207,694  |       |
| <b>Total Hospital BGSF</b>                 |                      |      |         |                      |      |         |                  |         |         |       | 560,018       |       |
| <b>Total \$/BGSF</b>                       |                      |      |         |                      |      |         |                  |         |         |       | \$449         |       |
| <b>Grand Total Construction Cost</b>       |                      |      |         |                      |      |         |                  |         |         |       | \$251,207,694 |       |

Support Building & Site Components

| Building                         | New Construction |                 |              |
|----------------------------------|------------------|-----------------|--------------|
|                                  | BGSF             | \$/SF           | \$           |
| Hospital Support Building        | 95,000           | \$180           | \$26,600,000 |
| Contingency @ 12%                |                  |                 | \$3,192,000  |
| Escalation @ 3 to 3.5% per Annum |                  |                 | \$1,245,360  |
| <b>Total Construction Cost</b>   |                  |                 | \$34,037,360 |
| <b>Hospital / HSB Parking</b>    | <b># Spaces</b>  | <b>\$/Space</b> | <b>\$</b>    |
| Structured (Above Grade)         | 600              | \$13,500        | \$8,100,000  |
| Surface Parking                  | 543              | \$1,690         | \$917,670    |
|                                  |                  | \$0             | \$0          |
| Subtotal                         | 1,143            | \$7,889         | \$9,017,670  |
| Contingency @ 12%                |                  |                 | \$1,082,120  |
| Escalation @ 3 to 3.5% per Annum |                  |                 | \$1,439,220  |
| <b>Total Construction Cost</b>   |                  |                 | \$11,539,011 |
| <b>Site Development</b>          | <b>GSF</b>       | <b>\$/SF</b>    | <b>\$</b>    |
| Clearing and Grading             | 1,230,000        | \$2.23          | \$2,767,500  |
| Building Demolition              | 0                | \$11.25         | \$0          |
| Paving and Landscaping           | 714,000          | \$23            | \$16,422,000 |
| Site Utilities                   |                  |                 | \$3,200,000  |
| Preparatory Construction         |                  |                 | \$0          |
| Subtotal                         | 1,944,000        | \$12            | \$23,389,500 |
| Contingency @ 12%                |                  |                 | \$2,686,740  |
| Escalation @ 3 to 3.5% per Annum |                  |                 | \$1,573,361  |
| <b>Total Construction Cost</b>   |                  |                 | \$28,649,604 |
| <b>Building</b>                  | <b>BGSF</b>      | <b>\$/SF</b>    | <b>\$</b>    |
| Medical Office Building          | 300,000          | \$170           | \$51,000,000 |
| Parking Structure                | 1,500            | \$13,500        | \$20,250,000 |
| Contingency @ 12%                |                  |                 | \$8,550,000  |
| Escalation @ 3 to 3.5% per Annum |                  |                 | \$11,371,500 |
| <b>Total Construction Cost</b>   |                  |                 | \$91,171,500 |

| Project Cost Breakdown        | Construction  | Project       |
|-------------------------------|---------------|---------------|
| Hospital and Central Plant    | \$251,207,694 | 50%           |
| Site Specific Cost Premiums   | \$9,434,800   | 0%            |
|                               |               | \$336,215,541 |
| Hospital Support Building     | \$34,037,360  | 45%           |
| Parking                       | \$11,539,011  | 20%           |
| Site Development              | \$28,649,604  | 25%           |
| <b>Hospital Related Total</b> |               | \$485,258,551 |
| Medical Office Building       | \$91,171,500  | 25%           |
|                               |               | \$113,964,375 |



Palomar Medical Center  
Cost Worksheet - SCHEME D2 (387 Beds on Greenfield Site)

Hospital Cost Components

|  | Area of Construction |       |                     |     |                      |       |                     |     |                  |         |                      |               |
|--|----------------------|-------|---------------------|-----|----------------------|-------|---------------------|-----|------------------|---------|----------------------|---------------|
|  | Existing to Remain   |       |                     |     | Remodel Construction |       |                     |     | New Construction |         |                      |               |
|  | DGSF                 | BGSF  | S/SF                | \$  | DGSF                 | BGSF  | S/SF                | \$  | DGSF             | BGSF    | S/SF                 | \$            |
| <b>Diagnostic &amp; Treatment Services</b> |                      | 1,325 |                     |     |                      | 1,325 |                     |     |                  | 1,780   |                      |               |
| Surgery                                    | 0                    | 0     | \$75                | \$0 | 0                    | 0     | \$250               | \$0 | 15,600           | 34,888  | \$355                | \$12,385,240  |
| Imaging                                    | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$250               | \$0 | 9,818            | 17,462  | \$330                | \$5,762,334   |
| Emergency                                  | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$250               | \$0 | 30,240           | 53,827  | \$333                | \$19,100,636  |
| Laboratory                                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$250               | \$0 | 1,000            | 1,780   | \$345                | \$614,100     |
| Radiation Therapy                          | 0                    | 0     | \$25                | \$0 | 0                    | 0     | \$225               | \$0 | 0                | 0       | \$555                | \$0           |
| Cult Lab                                   | 0                    | 0     | \$90                | \$0 | 0                    | 0     | \$225               | \$0 | 6,400            | 11,392  | \$333                | \$3,816,320   |
| CardioDiagnosis                            | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$225               | \$0 | 763              | 1,358   | \$330                | \$448,186     |
| GI Lab                                     | 0                    | 0     | \$90                | \$0 | 0                    | 0     | \$225               | \$0 | 1,600            | 2,848   | \$345                | \$982,560     |
| PT/OT/Cardiac Rehab                        | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$225               | \$0 | 0                | 0       | \$315                | \$0           |
| Respiratory Therapy                        | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$225               | \$0 | 2,766            | 4,923   | \$315                | \$1,550,896   |
| Morue                                      | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$225               | \$0 | 2,075            | 3,694   | \$330                | \$1,218,855   |
| Subtotal                                   | 0                    | 0     | #DIV/0!             | \$0 | 0                    | 0     | #DIV/0!             | \$0 | 74,254           | 132,172 | \$347                | \$45,887,207  |
| <b>Inpatient Services</b>                  |                      |       |                     |     |                      |       |                     |     |                  |         |                      |               |
| Medical/Surgical Units                     | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 162,800          | 289,784 | \$310                | \$89,833,040  |
| Critical Care Units                        | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 43,400           | 77,232  | \$325                | \$25,106,900  |
| Labor & Delivery                           | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$310                | \$0           |
| Postpartum                                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$325                | \$0           |
| NICU                                       | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$310                | \$0           |
| Pediatrics                                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$310                | \$0           |
| Rehab Unit                                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$310                | \$0           |
| Psychiatric Unit                           | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$310                | \$0           |
| Subtotal                                   | 0                    | 0     | #DIV/0!             | \$0 | 0                    | 0     | #DIV/0!             | \$0 | 206,200          | 367,036 | \$313                | \$114,938,940 |
| <b>Support Services</b>                    |                      |       |                     |     |                      |       |                     |     |                  |         |                      |               |
| Food Service                               | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 25,688           | 45,725  | \$325                | \$14,860,508  |
| Materials Management                       | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 6,680            | 11,890  | \$260                | \$3,091,504   |
| Pharmacy                                   | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 7,114            | 12,663  | \$285                | \$3,608,932   |
| Sterile Processing                         | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 11,856           | 21,104  | \$260                | \$5,486,937   |
| Housekeeping                               | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$260                | \$0           |
| Biomed                                     | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$285                | \$0           |
| Engineering                                | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$150               | \$0 | 0                | 0       | \$260                | \$0           |
| Subtotal                                   | 0                    | 0     | #DIV/0!             | \$0 | 0                    | 0     | #DIV/0!             | \$0 | 51,358           | 91,382  | \$296                | \$27,047,901  |
| <b>Administrative Services</b>             |                      |       |                     |     |                      |       |                     |     |                  |         |                      |               |
| Administration                             | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 1,968            | 3,503   | \$330                | \$805,699     |
| Admission/Registration                     | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 5,533            | 9,849   | \$230                | \$2,263,210   |
| Auxiliary                                  | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 646              | 1,150   | \$230                | \$264,472     |
| Conference                                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 2,075            | 3,694   | \$230                | \$849,505     |
| Health Information                         | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 4,742            | 8,441   | \$230                | \$1,941,375   |
| Human Resources                            | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 554              | 986     | \$230                | \$226,808     |
| Information Systems                        | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 5,533            | 9,849   | \$230                | \$2,263,210   |
| Medical Staff/Library                      | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 1,976            | 3,517   | \$230                | \$808,974     |
| PBX/Telecom                                | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 1,186            | 2,111   | \$230                | \$485,548     |
| Security                                   | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$100               | \$0 | 1,186            | 2,111   | \$230                | \$485,548     |
| Subtotal                                   | 0                    | 0     | #DIV/0!             | \$0 | 0                    | 0     | #DIV/0!             | \$0 | 25,399           | 45,210  | \$230                | \$10,338,351  |
| <b>Facade</b>                              |                      |       |                     |     |                      |       |                     |     |                  |         |                      |               |
| Main Lobby                                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$0                 | \$0 | 0                | 2,800   | \$300                | \$840,000     |
| Meeting / Education Center                 | 0                    | 0     | \$0                 | \$0 | 0                    | 0     | \$0                 | \$0 | 0                | 0       | \$300                | \$0           |
| Subtotal                                   | 0                    | 0     | #DIV/0!             | \$0 | 0                    | 0     | #DIV/0!             | \$0 | 0                | 2,800   | \$300                | \$840,000     |
| <b>Central Plant</b>                       |                      |       |                     |     |                      |       |                     |     |                  |         |                      |               |
| MEP Building                               |                      |       |                     |     |                      |       |                     |     |                  |         |                      | \$30          |
| Subtotal                                   |                      |       |                     |     |                      |       |                     |     |                  |         |                      | \$18,157,999  |
|  |                      |       |                     |     |                      |       |                     |     |                  |         |                      | \$4,789,500   |
| <b>Subtotal</b>                            |                      |       |                     |     |                      |       |                     |     | 957,391          | 638,600 | \$351                | \$225,869,873 |
| Contingency @ 12%                          |                      |       |                     | \$0 |                      |       |                     | \$0 |                  |         |                      | \$26,854,385  |
| Escalation @ 3 to 3.5% per Annum           |                      |       | Midpoint - May 2010 | \$0 |                      |       | Midpoint - May 2010 | \$0 |                  |         | Midpoint - Feb. 2008 | \$35,739,632  |
| Total Construction Cost                    |                      |       | #DIV/0!             | \$0 |                      |       | #DIV/0!             | \$0 |                  |         | \$499                | \$286,463,889 |
| Total Hospital BGSF                        |                      |       |                     |     |                      |       |                     |     |                  |         |                      | 638,600       |
| Total S/BGSF                               |                      |       |                     |     |                      |       |                     |     |                  |         |                      | \$468         |
| Grand Total Construction Cost              |                      |       |                     |     |                      |       |                     |     |                  |         |                      | \$286,463,889 |

Support Building & Site Components

|                                  | New Construction |          |              |
|----------------------------------|------------------|----------|--------------|
|                                  | BGSF             | S/SF     | \$           |
| <b>Building</b>                  |                  |          |              |
| Hospital Support Building        | 115,000          | \$280    | \$32,200,000 |
| Contingency @ 12%                |                  |          | \$3,864,000  |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$5,139,120  |
| Total Construction Cost          |                  |          | \$41,203,120 |
| <b>Hospital / HSB Parking</b>    | # Stalls         | \$/Stall | \$           |
| Structured (Above Grade)         | 600              | \$13,500 | \$8,100,000  |
| Surface Parking                  | 543              | \$1,690  | \$917,670    |
|                                  |                  | \$0      | \$0          |
| Subtotal                         | 1,143            | \$7,889  | \$9,017,670  |
| Contingency @ 12%                |                  |          | \$1,082,120  |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$1,439,220  |
| Total Construction Cost          |                  |          | \$11,539,011 |
| <b>Site Development</b>          | GSF              | S/SF     | \$           |
| Clearing and Grading             | 1,230,000        | \$2.25   | \$2,767,500  |
| Building Demolition              | 0                | \$11.25  | \$0          |
| Paving and Landscaping           | 714,000          | \$23     | \$16,422,000 |
| Site Utilities                   |                  |          | \$3,200,000  |
| Preparatory Construction         |                  |          |              |
| Subtotal                         | 1,944,000        | \$12     | \$22,389,500 |
| Contingency @ 12%                |                  |          | \$2,686,740  |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$3,373,364  |
| Total Construction Cost          |                  |          | \$28,449,604 |
| <b>Building</b>                  | BGSF             | S/SF     | \$           |
| Medical Office Building          | 300,000          | \$170    | \$51,000,000 |
| Parking Structure                | 1,500            | \$13,500 | \$20,250,000 |
| Contingency @ 12%                |                  |          | \$8,550,000  |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$11,371,500 |
| Total Construction Cost          |                  |          | \$91,171,500 |

| Project Cost Breakdown      | Construction  | Project |                 |
|-----------------------------|---------------|---------|-----------------|
| Hospital and Central Plant  | \$286,463,889 | 30%     | \$429,695,834   |
| Site Specific Cost Premiums | \$5,134,000   | 0%      | \$5,139,120,834 |
| Hospital Support Building   | \$41,203,120  | 45%     | \$59,744,524    |
| Parking                     | \$11,539,011  | 20%     | \$13,846,813    |
| Site Development            | \$28,449,604  | 25%     | \$35,812,005    |
| Hospital Related Total      |               |         | \$548,533,175   |
| Medical Office Building     | \$91,171,500  | 25%     | \$113,964,375   |

Palomar Medical Center  
Cost Worksheet - SCHEME E (594 Beds on Greenfield Site)

Hospital Cost Components

|  | Area of Construction |      |         |     |                       |      |         |     |                  |         |       |               |
|--|----------------------|------|---------|-----|-----------------------|------|---------|-----|------------------|---------|-------|---------------|
|  | Existing to Remain   |      |         |     | Reworked Construction |      |         |     | New Construction |         |       |               |
|  | DGSF                 | BGSF | \$/SF   | \$  | DGSF                  | BGSF | \$/SF   | \$  | DGSF             | BGSF    | \$/SF | \$            |
| <b>Diagnostic &amp; Treatment Services</b> | <b>1,325</b>         |      |         |     | <b>1,325</b>          |      |         |     | <b>1,325</b>     |         |       |               |
| Surgery                                    | 0                    | 0    | \$75    | \$0 | 0                     | 0    | \$250   | \$0 | 31,300           | 41,340  | \$355 | \$14,675,700  |
| Imaging                                    | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$250   | \$0 | 10,080           | 13,356  | \$330 | \$4,407,480   |
| Emergency                                  | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$250   | \$0 | 45,360           | 60,102  | \$355 | \$21,536,210  |
| Laboratory                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$250   | \$0 | 4,440            | 5,883   | \$345 | \$2,029,635   |
| Radiation Therapy                          | 0                    | 0    | \$25    | \$0 | 0                     | 0    | \$225   | \$0 | 10,000           | 13,356  | \$355 | \$4,741,380   |
| Cath Lab                                   | 0                    | 0    | \$30    | \$0 | 0                     | 0    | \$225   | \$0 | 7,600            | 10,176  | \$355 | \$3,408,960   |
| Cardiodiagnosis                            | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$225   | \$0 | 0                | 0       | \$330 | \$0           |
| GI Lab                                     | 0                    | 0    | \$30    | \$0 | 0                     | 0    | \$225   | \$0 | 1,920            | 2,544   | \$345 | \$877,680     |
| PT/OT/Cardiac Rehab                        | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$225   | \$0 | 0                | 0       | \$315 | \$0           |
| Respiratory Therapy                        | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$225   | \$0 | 4,742            | 6,283   | \$315 | \$1,979,192   |
| Monque                                     | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$225   | \$0 | 3,557            | 4,713   | \$330 | \$1,555,290   |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                     | 0    | #DIV/0! | \$0 | 119,059          | 157,758 | \$349 | \$55,011,536  |
| <b>Inpatient Services</b>                  |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Medical/Surgical Units                     | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 211,660          | 306,950 | \$310 | \$95,154,345  |
| Critical Care Units                        | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 39,520           | 78,864  | \$325 | \$25,630,800  |
| Labor & Delivery                           | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 28,560           | 37,842  | \$310 | \$11,731,020  |
| Postpartum                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 26,520           | 35,199  | \$310 | \$10,893,090  |
| NICU                                       | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 9,240            | 12,243  | \$325 | \$3,978,975   |
| Pediatrics                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 12,480           | 16,536  | \$310 | \$5,126,160   |
| Rehab Unit                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 14,400           | 19,080  | \$318 | \$5,914,800   |
| Psychiatric Unit                           | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 18,720           | 24,804  | \$318 | \$7,889,240   |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                     | 0    | #DIV/0! | \$0 | 401,100          | 551,458 | \$313 | \$166,118,450 |
| <b>Support Services</b>                    |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Food Service                               | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 38,532           | 51,855  | \$325 | \$16,592,843  |
| Materials Management                       | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 13,296           | 17,617  | \$260 | \$4,580,472   |
| Pharmacy                                   | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 10,620           | 14,138  | \$285 | \$4,029,259   |
| Sterile Processing                         | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 17,784           | 23,564  | \$260 | \$6,126,588   |
| Housekeeping                               | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 672              | 890     | \$260 | \$231,504     |
| Biomed                                     | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 288              | 388     | \$285 | \$108,756     |
| Engineering                                | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$150   | \$0 | 1,800            | 2,385   | \$260 | \$628,100     |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                     | 0    | #DIV/0! | \$0 | 83,042           | 110,031 | \$293 | \$32,289,521  |
| <b>Administrative Services</b>             |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Administration                             | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 2,208            | 2,926   | \$230 | \$672,888     |
| Admitting/Registration                     | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 8,299            | 10,996  | \$230 | \$2,528,120   |
| Auxiliary                                  | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 360              | 477     | \$230 | \$109,710     |
| Conference                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 2,160            | 2,862   | \$230 | \$658,260     |
| Health Information                         | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 7,113            | 9,425   | \$230 | \$2,167,687   |
| Human Resources                            | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 376              | 493     | \$230 | \$115,536     |
| Information Systems                        | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 8,300            | 10,998  | \$230 | \$2,528,425   |
| Medical Staff/Library                      | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 2,964            | 3,927   | \$230 | \$903,279     |
| PBX/Telcom                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 1,778            | 2,336   | \$230 | \$541,846     |
| Security                                   | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$100   | \$0 | 1,778            | 2,336   | \$230 | \$541,846     |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                     | 0    | #DIV/0! | \$0 | 55,536           | 73,085  | \$230 | \$10,829,596  |
| <b>Function</b>                            |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Main Lobby                                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$0     | \$0 | 0                | 3,600   | \$300 | \$1,080,000   |
| Merline / Education Center                 | 0                    | 0    | \$0     | \$0 | 0                     | 0    | \$0     | \$0 | 0                | 0       | \$300 | \$0           |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                     | 0    | #DIV/0! | \$0 | 0                | 3,600   | \$300 | \$1,080,000   |
| <b>Central Plant</b>                       |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                     | 0    | #DIV/0! | \$0 | 638,737          | 849,927 | \$343 | \$291,730,138 |
| Contingency @ 12%                          |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Escalation @ 3 to 3.5% per Annum           |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Total Construction Cost                    |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Total Hospital BGSF                        |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Total \$/BGSF                              |                      |      |         |     |                       |      |         |     |                  |         |       |               |
| Grand Total Construction Cost              |                      |      |         |     |                       |      |         |     |                  |         |       |               |

Support Building & Site Components

| Building                         | New Construction            |          |                      |
|----------------------------------|-----------------------------|----------|----------------------|
|                                  | BGSF                        | \$/SF    | \$                   |
| Hospital Support Building        | 130,000                     | \$280    | \$36,400,000         |
| Contingency @ 12%                |                             |          | \$4,368,000          |
| Escalation @ 3 to 3.5% per Annum |                             |          | \$5,899,448          |
| Total Construction Cost          |                             |          | \$46,577,448         |
| <b>Hospital / HSB Parking</b>    | <b># Stalls \$/Stall \$</b> |          |                      |
| Structured (Above Grade)         | 1,240                       | \$13,500 | \$16,740,000         |
| Surface Parking                  | 600                         | \$1,690  | \$1,014,000          |
|                                  |                             |          | \$0                  |
| Subtotal                         | 1,840                       | \$9,649  | \$17,754,000         |
| Contingency @ 12%                |                             |          | \$2,130,480          |
| Escalation @ 3 to 3.5% per Annum |                             |          | \$2,835,538          |
| Total Construction Cost          |                             |          | \$22,719,018         |
| <b>Site Development</b>          | <b>GSF \$/SF \$</b>         |          |                      |
| Clearing and Grading             | 1,510,000                   | \$2.25   | \$3,397,500          |
| Building Demolition              | 0                           | \$11.25  | \$0                  |
| Paving and Landscaping           | 910,000                     | \$23     | \$20,930,000         |
| Site Utilities                   |                             |          |                      |
| Preparatory Construction         |                             |          |                      |
| Subtotal                         | 2,420,000                   | \$10     | \$24,327,500         |
| Contingency @ 12%                |                             |          | \$2,919,300          |
| Escalation @ 3 to 3.5% per Annum |                             |          | \$3,882,669          |
| Total Construction Cost          |                             |          | \$31,129,469         |
| <b>Medical Office Building</b>   | <b>BGSF \$/SF \$</b>        |          |                      |
| Medical Office Building          | 300,000                     | \$170    | \$51,000,000         |
| Parking Structure                | 1,600                       | \$15,900 | \$25,600,000         |
| Contingency @ 12%                |                             |          | \$3,712,000          |
| Escalation @ 3 to 3.5% per Annum |                             |          | \$11,386,960         |
| Total Construction Cost          |                             |          | \$92,898,960         |
| <b>Project Cost Breakdown</b>    |                             |          |                      |
| Hospital and Central Plant       | \$773,297,910               | 50%      | \$538,946,864        |
| Site Specific Cost Premiums      | \$24,332,000                | 0%       | \$24,332,000         |
|                                  |                             |          | \$584,278,864        |
| Hospital Support Building        | \$46,577,448                | 45%      | \$67,537,288         |
| Parking                          | \$22,718,018                | 20%      | \$27,261,622         |
| Site Development                 | \$31,129,469                | 25%      | \$38,911,836         |
| <b>Hospital Related Total</b>    |                             |          | <b>\$717,989,611</b> |
| Medical Office Building          | \$92,898,960                | 25%      | \$116,123,700        |
|                                  |                             |          | \$49,927             |
|                                  |                             |          | \$439                |
|                                  |                             |          | \$373,297,910        |



**Palomar Medical Center  
Cost Worksheet - SCHEME EE (Greenfield Site)**

**Hospital Cost Components**

|  | Area of Construction |      |         |     |                      |      |         |     |                  |           |       |               |
|--|----------------------|------|---------|-----|----------------------|------|---------|-----|------------------|-----------|-------|---------------|
|  | Religion to Remain   |      |         |     | Remodel Construction |      |         |     | New Construction |           |       |               |
|  | DGSF                 | BGSF | S/SF    | \$  | DGSF                 | BGSF | S/SF    | \$  | DGSF             | BGSF      | S/SF  | \$            |
| <b>Diagnostic &amp; Treatment Services</b> | 1.325                |      |         |     |                      |      |         |     |                  |           |       |               |
| Surgery                                    | 0                    | 0    | \$75    | \$0 | 0                    | 0    | \$250   | \$0 | 35,600           | 49,840    | \$355 | \$17,693,800  |
| Imaging                                    | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$250   | \$0 | 11,500           | 16,100    | \$390 | \$5,513,000   |
| Emergency                                  | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$250   | \$0 | 51,750           | 72,450    | \$355 | \$23,719,750  |
| Laboratory                                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$250   | \$0 | 3,850            | 7,070     | \$345 | \$2,439,150   |
| Radiation Therapy                          | 0                    | 0    | \$25    | \$0 | 0                    | 0    | \$225   | \$0 | 11,500           | 16,100    | \$355 | \$5,715,500   |
| Cath Lab                                   | 0                    | 0    | \$50    | \$0 | 0                    | 0    | \$225   | \$0 | 8,750            | 12,250    | \$330 | \$4,003,750   |
| Cardiodiagnosis                            | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0         | \$390 | \$0           |
| GI Lab                                     | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$225   | \$0 | 2,150            | 3,010     | \$345 | \$1,038,450   |
| PT/OT/Cardiac Rehab                        | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$225   | \$0 | 0                | 0         | \$315 | \$0           |
| Respiratory Therapy                        | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$225   | \$0 | 3,400            | 7,560     | \$315 | \$2,381,400   |
| Morgue                                     | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$225   | \$0 | 4,050            | 5,670     | \$330 | \$1,871,100   |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                    | 0    | #DIV/0! | \$0 | 135,750          | 190,050   | \$349 | \$66,275,500  |
| <b>Inpatient Services</b>                  | 1.325                |      |         |     |                      |      |         |     |                  |           |       |               |
| Medical/Surgical Units                     | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 264,500          | 370,300   | \$310 | \$114,793,000 |
| Critical Care Units                        | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 67,950           | 95,130    | \$325 | \$30,917,250  |
| Labor & Delivery                           | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 32,600           | 45,640    | \$310 | \$14,148,400  |
| Postpartum                                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 30,250           | 42,350    | \$310 | \$13,128,500  |
| NICU                                       | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 10,500           | 14,700    | \$325 | \$4,777,500   |
| Pediatrics                                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 14,250           | 19,950    | \$310 | \$6,184,500   |
| Rehab Unit                                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 16,400           | 22,960    | \$310 | \$7,117,600   |
| Psychiatric Unit                           | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 21,350           | 29,890    | \$310 | \$9,265,900   |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                    | 0    | #DIV/0! | \$0 | 457,800          | 640,920   | \$313 | \$200,332,650 |
| <b>Support Services</b>                    | 1.325                |      |         |     |                      |      |         |     |                  |           |       |               |
| Food Service                               | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 43,950           | 61,550    | \$325 | \$19,997,250  |
| Materials Management                       | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 13,150           | 21,210    | \$260 | \$5,514,600   |
| Pharmacy                                   | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 12,150           | 17,010    | \$285 | \$4,847,850   |
| Sterile Processing                         | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 20,300           | 28,420    | \$260 | \$7,389,200   |
| Housekeeping                               | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 750              | 1,050     | \$260 | \$273,000     |
| Biomed                                     | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 300              | 420       | \$285 | \$119,700     |
| Engineering                                | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$150   | \$0 | 2,650            | 3,670     | \$260 | \$746,200     |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                    | 0    | #DIV/0! | \$0 | 94,650           | 132,510   | \$293 | \$38,887,800  |
| <b>Administrative Services</b>             | 1.325                |      |         |     |                      |      |         |     |                  |           |       |               |
| Administration                             | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 2,500            | 3,500     | \$230 | \$805,000     |
| Admitting/Registration                     | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 8,450            | 11,230    | \$230 | \$3,042,900   |
| Auxiliary                                  | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 400              | 560       | \$230 | \$128,600     |
| Conference                                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 2,450            | 3,430     | \$230 | \$788,900     |
| Health Information                         | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 8,100            | 11,340    | \$230 | \$2,608,200   |
| Human Resources                            | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 658              | 918       | \$230 | \$209,300     |
| Information Systems                        | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 9,450            | 13,230    | \$230 | \$3,042,900   |
| Medical Staff/Library                      | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 3,350            | 4,690     | \$230 | \$1,078,700   |
| PBX/Telecom                                | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 2,000            | 2,800     | \$230 | \$644,000     |
| Security                                   | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$100   | \$0 | 2,000            | 2,800     | \$230 | \$644,000     |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                    | 0    | #DIV/0! | \$0 | 40,350           | 56,490    | \$230 | \$12,992,700  |
| <b>Faucion</b>                             | 1.325                |      |         |     |                      |      |         |     |                  |           |       |               |
| Main Lobby                                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$0     | \$0 | 0                | 3,600     | \$300 | \$1,080,000   |
| Meeting / Education Center                 | 0                    | 0    | \$0     | \$0 | 0                    | 0    | \$0     | \$0 | 0                | 0         | \$300 | \$0           |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                    | 0    | #DIV/0! | \$0 | 0                | 3,600     | \$300 | \$1,080,000   |
| <b>Central Plant</b>                       | 1.325                |      |         |     |                      |      |         |     |                  |           |       |               |
| Subtotal                                   | 0                    | 0    | #DIV/0! | \$0 | 0                    | 0    | #DIV/0! | \$0 | 728,550          | 1,023,570 | \$343 | \$351,354,250 |
| Contingency @ 12%                          | Midpoint - May 2010  |      |         |     |                      |      |         |     |                  |           |       |               |
| Escalation @ 3 to 3.5% per Annum           | Midpoint - May 2010  |      |         |     |                      |      |         |     |                  |           |       |               |
| Total Construction Cost                    | #DIV/0!              |      |         |     |                      |      |         |     |                  |           |       |               |
| Total Hospital BGSF                        | 1,023,570            |      |         |     |                      |      |         |     |                  |           |       |               |
| Total S/BGSF                               | \$439                |      |         |     |                      |      |         |     |                  |           |       |               |
| Grand Total Construction Cost              | \$449,592,898        |      |         |     |                      |      |         |     |                  |           |       |               |

**Support Building & Site Components**

|                                  | New Construction |          |               |
|----------------------------------|------------------|----------|---------------|
|                                  | BGSF             | S/SF     | \$            |
| <b>Building</b>                  |                  |          |               |
| Hospital Support Building        | 190,000          | \$280    | \$56,000,000  |
| Contingency @ 12%                |                  |          | \$4,368,000   |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$5,809,440   |
| Total Construction Cost          |                  |          | \$66,177,440  |
| <b>Hospital / HEB Parking</b>    | # Staffs         | S/Sqft   | \$            |
| Structured (Above Grade)         | 1,240            | \$15,500 | \$16,740,000  |
| Surface Parking                  | 600              | \$1,690  | \$1,014,000   |
|                                  |                  | \$0      | \$0           |
| Subtotal                         | 1,840            | \$9,619  | \$17,754,000  |
| Contingency @ 12%                |                  |          | \$2,130,480   |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$2,833,538   |
| Total Construction Cost          |                  |          | \$22,718,018  |
| <b>Site Development</b>          | GSF              | S/SF     | \$            |
| Cleaning and Grading             | 1,310,000        | \$1.25   | \$3,397,500   |
| Building Demolition              | 0                | \$11.25  | \$0           |
| Paving and Landscaping           | 910,000          | \$23     | \$20,930,000  |
| Site Utilities                   |                  |          |               |
| Preparatory Construction         |                  |          |               |
| Subtotal                         | 2,420,000        | \$10     | \$24,327,500  |
| Contingency @ 12%                |                  |          | \$2,919,300   |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$3,882,669   |
| Total Construction Cost          |                  |          | \$31,129,469  |
| <b>Building</b>                  | BGSF             | S/SF     | \$            |
| Medical Office Building          | 300,000          | \$170    | \$51,000,000  |
| Parking Structure                | 1,600            | \$13,500 | \$21,600,000  |
| Contingency @ 12%                |                  |          | \$8,712,000   |
| Escalation @ 3 to 3.5% per Annum |                  |          | \$11,586,960  |
| Total Construction Cost          |                  |          | \$92,898,960  |
| <b>Project Cost Breakdown</b>    |                  |          |               |
| Hospital and Central Plant       | \$449,592,898    | 50%      | \$674,380,347 |
| Site Specific Cost Premiums      | \$24,332,000     | 0%       | \$24,332,000  |
|                                  |                  |          | \$698,712,347 |
| Hospital Support Building        | \$46,577,440     | 43%      | \$67,537,269  |
| Parking                          | \$22,718,018     | 20%      | \$27,261,622  |
| Site Development                 | \$31,129,469     | 23%      | \$38,911,836  |
| Hospital Related Total           |                  |          | \$832,432,894 |
| Medical Office Building          | \$92,898,960     | 23%      | \$116,123,700 |