

Dear Melanie,

Please see below estimated costs Roper St. Francis Healthcare will incur in 2024 as part of the new Roper Hospital Medical Campus in North Charleston.

- Architecture & Engineering Fees	\$ 15,288,998
- Utility Relocation	\$ 2,989,750
- Road Improvements	\$ 3,109,961
- Environmental Clean-up (VCC)	\$ 3,422,222
- Building Demolition	\$ 2,605,500
- Asbestos Abatement	\$ 780,400
- Relocation of a Cell Tower	\$ 348,250
Total Estimated Costs	\$ 28,545,071

The campus will occupy 27-acres near Interstates 26 and 526 and be easily accessible for patients living in Berkeley, Charleston or Dorchester counties. The \$1 billion project will be one of the largest, most advanced healthcare construction projects on the East Coast and will meet the healthcare needs of one of the fastest growing areas in the country. The new Roper Hospital Medical Campus is expected to include a full-service acute care hospital with a 24-hour Emergency Room. The campus also will have a Medical Office Building where a vast array of outpatient and specialty care will be provided. Roper St. Francis Healthcare has secured six premium real estate parcels off Mall Drive near North Charleston City Hall to build the campus.

In November 2021, Dr. DiLisi announced a roadmap for the next decade for the Lowcountry's largest healthcare system for adults that centered on caring for more patients, expanding services and modernizing technology to better serve future generations. One of the five key initiatives of that Roper St. Francis Healthcare 2030 plan was optimizing the healthcare system's footprint in the Lowcountry, which also includes expanding Roper St. Francis Berkeley Hospital and providing additional healthcare services in highly populated and growing communities.

This new campus will be the fourth location for Roper Hospital since it opened downtown in 1856 and will be technologically and structurally upgraded to better withstand natural disasters, such as floods, hurricanes and earthquakes. While construction may take up to five years, Roper St. Francis Healthcare will continue to offer important services on the Charleston peninsula to remain convenient to those in need downtown.

Roper St. Francis Healthcare hired E4H Environments for Health Architecture and Skidmore, Owings & Merrill (SOM) to design the new medical campus. The partnership uniquely combines global design excellence with comprehensive healthcare planning and design expertise.

Additional information on expected construction 2024 costs are included in this document.

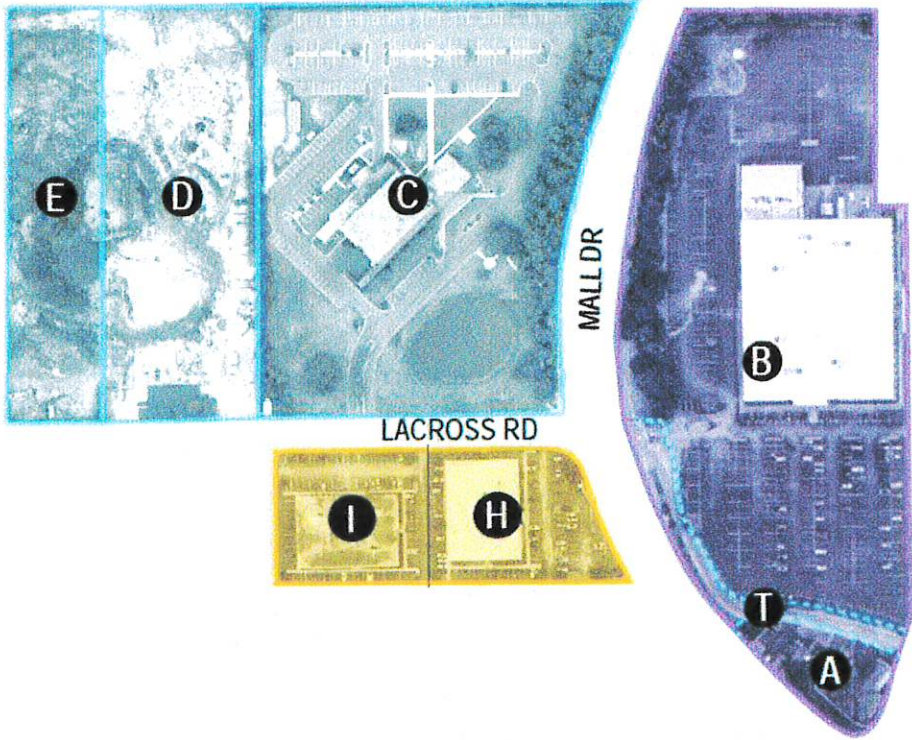
Sincerely,

Charles Fletcher

Charles Fletcher

Vice President Real Estate, Construction & Support Services

New Roper Medical Campus Location, North Charleston



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New Roper - Demolition & Site Remediation
 Roper Hospital
 North Charleston, SC

Clarifications
 Estimate of Probable Cost
 February 3, 2023

Cost Summary

Construction Costs (Hard Costs)	\$	20,535,818
Design Costs (Soft Costs)	\$	1,026,791
Total Program:	\$	21,562,609

Clarifications:

- 1 A contingency of 15% is included in estimate.
- 2 Demolition Scope Includes:
 - Demolition of 5 Buildings located at:
 - 4900 LaCross
 - 4925 LaCross
 - 2420 Mall
 - 2401 Mall
 - 2407 Mall
 - Remove buildings footprint down to foundations.
 - Rough grade site.
 - Straw and seed area of disturbance.
 - Some debris will be recycled (IE concrete, steel)
 - Dispose of debris to not be recycled in SCDHEC approved landfill.
- 3 Abatement Scope Includes:
 - Cost is included to Abate 4900 LaCross - Year Built 1968.
 - Cost is included to Abate 2401 Mall - Year Built 1974.
 - No cost is included to Abate 4925 LaCross - Year Built 1987.
 - No cost is included to Abate 2420 Mall - Year Built 1987
 - No cost is included to Abate 2407 Mall - Year Built 2000.
 - All structures will need a current asbestos survey that has been done within the past 3 years.
- 4 Cost is included to relocate existing Cell Tower. Final location TBD.
- 5 Cost is included to temp fence perimeter of site.
- 6 Cost is included for erosion control measures.
- 7 Cost is included to demo all existing parking lots and flat work.
- 8 Cost is included to remediate VCC site.
- 9 Cost for site work is based off ADC documents labeled RSFH North Charleston Roadway/Utility Improvements (02/02/2023).
- 10 Cost is included for a new water main loop.
- 11 Cost is included for new sanitary mains.
- 12 Cost is included for new storm piping and associated structures.
- 13 Cost is included for jack & bore for new storm, sanitary and water lines.
- 14 Cost is included to mill and overlay existing loop road.
- 15 Cost is included for 4-Lane widening where indicated.
- 16 Cost is included for 2 new covered pedestrian bridges.
- 17 Cost is included for code required plantings.
- 18 Cost is included for sidewalks adjacent to all road work.
- 19 Cost is included for 2 new MSE walls anticipated to be required for road widening.
- 20 Cost is included for MEP make-safe for all buildings to be demolished.



New Roper - Demolition & Site Remediation
Roper Hospital
North Charleston, SC

Division Summary
Estimate of Probable Cost
February 3, 2023

	Description	Construction Costs
	Building Demolition	\$ 2,605,500
	Abatement	\$ 780,400
	Cell Tower Relocation	\$ 348,250
	Survey and Layout	\$ 115,000
	Site Preparation	\$ 110,000
	Site Demo and Earthwork	\$ 4,725,987
	Water Distribution	\$ 968,750
	Sanitary Sewer	\$ 350,500
	Storm Drainage	\$ 1,670,500
	Hardscape	\$ 3,109,961
	Pedestrian Bridge	\$ 1,250,000
	Plantings	\$ 150,000
	Electrical	\$ 49,000
	Subtotal Trade Cost	\$ 16,233,849
	Contingency	\$ 2,435,077
	CM Markups and Fee	\$ 1,866,893
	Total	\$ 20,535,818



New Roper - Demolition & Site Remediation
 Roper Hospital
 North Charleston, SC

Detail
 Estimate of Probable Cost
 February 3, 2023

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
Plantings	Initial Code Required at Expanded Roadway	1	ls	\$ 150,000.00	\$ 150,000	\$ 150,000		
							\$ 12,335,699	
03	Concrete							
04	Masonry							
05	Steel							
06	Wood							
07	Thermal & Moisture Protection							
08	Windows & Doors							
09	Interior Finishes							
10	Specialties							
11	Equipment							
12	Furnishings							
14	Conveying Equipment							
21	Fire Suppression							
22	Plumbing							
23	HVAC							
26	Electrical							
Electrical	Electrical Make Safe	160	hr	\$ 150.00	\$ 24,000	\$ 49,000		
	Temp Power	1	ls	\$ 25,000.00	\$ 25,000			
						\$ 49,000		
Cost of Work Total							\$16,233,849	
Contingency							2,435,077	15.00%
CM Markups and Fee							1,866,893	10.00%
Total Construction							\$20,535,818	