

MUSKEGON PROTOTYPE



27,000 SQ/FT MOB

DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

Innovcare VA's President, Andrew Stevenson is a Service Disabled Veteran and majority owner; the Center for Verification and Evaluation has determined Innovcare VA to be a federally designated Service Disabled Veteran Owned Small Business (SDVOSB). The Veterans Benefits, Health Care, and Information Technology Act of 2006 (Public Law 109-461) provides the U.S. Department of Veterans Affairs (VA) with unique authority for SDVOSB and Veteran-Owned Small Business (VOSB) set-aside and sole source contracts.

Innovcare VA has developed a 27,000 square foot Prototype, to be used for a ground up medical office building for the Department of Veterans Affairs. In 2020 the VA requested lease proposals for a CBOC in Muskegon Michigan, as the previous lease was expiring, and the clinic had outgrown its current location.

Innovcare VA has developed prototype models in ranges around 5,000 SF, 12,000 SF, 20,000 SF and greater; that allow us to effectively make estimations in pricing and schedules. Innovcare VA has robust partnerships familiar with this model that allow for efficient and repeated success with a proven track record.



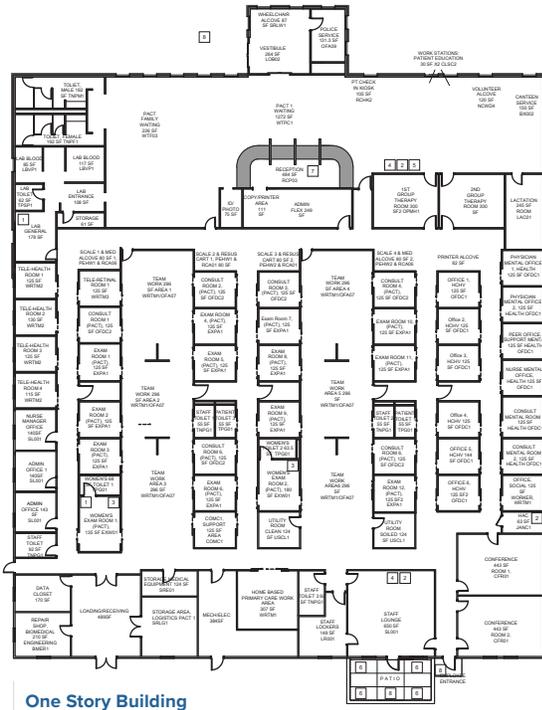
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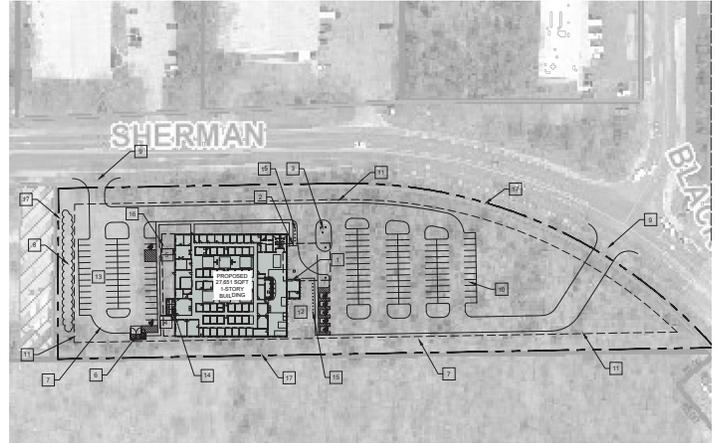
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MUSKEGON PROTOTYPE



One Story Building



Aerial

CHALLENGES PRESENTED AND OUR SOLUTIONS

Non-Pad Ready | Innovcare VA found one of the last remaining undeveloped parcels providing a wooded lot that will induce a calming and therapeutic atmosphere, still within the Central Business District.

Accessing the site | To provide a better means of ingress, Innovcare VA identified a site with easy access to multiple highways that is on a corner with a stop light at the main entrance. Innovcare VA worked closely with the City to ensure that a bus stop will be available for the use of our Veterans.

Government Request for Utility Upgrade | Due to the facilities location in Northern Michigan a backup generator was installed for this location. This will allow for seamless care to our Veterans even in inclement weather.

INNOVATIONS AND ACCOMPLISHMENTS ON THIS PROJECT

- “Turnkey” Healthcare Development. Developer committed to fully funding the entire project upon lease execution.
- Site was developed with the potential expansion of the clinic, up to 25%, should the needs of the VA increase through the duration of the lease, or after.
- The project was designed with the VAs patient aligned care team or PACT model.
- Facility was designed by thinking about the impact of our Veterans.
- Facility was engineered to the Governments FSC-II level of security requirements providing passive security countermeasures not commonly found in medical office buildings.

