

# Modern Clinical Planning

INNOVATIVE MICRO-HOSPITAL DESIGN, BUILT FOR YOU

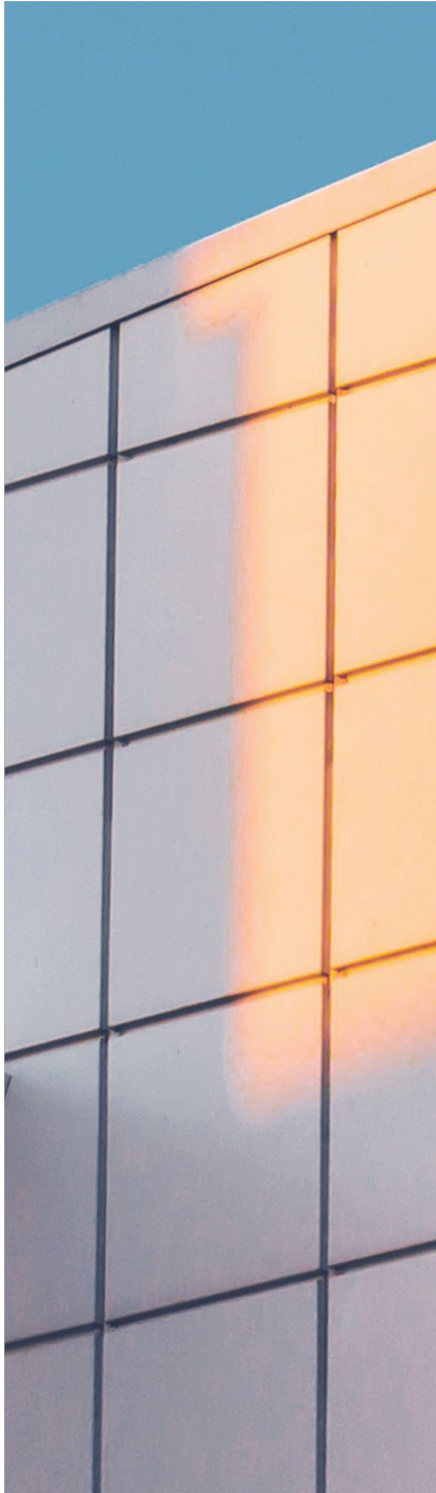
**MCP** | MODERN  
CLINICAL  
PLANNING

2025 Buyer's Guide

# MCP Micro-Hospital™

Pre-designed, fully equipped, and ready in two years —  
your fixed price solution for modern healthcare

# Welcome



## Our Message in 2025

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At MCP, we believe in making healthcare expansion simpler and more efficient. MCP Micro-Hospitals™ are designed to deliver high-quality care wherever it's needed—without the complexity or high costs of traditional hospital projects.

### MCP turn-key building package

From design to delivery, MCP has you covered. From the moment you start with us, our expert project management team will guide you through every step, ensuring transparency, precision, and timely delivery. Our turn-key solution means your micro-hospital is pre-designed, fully equipped, and ready for activation within 24 months.

We reduce the guesswork and challenges of expansion, so you can focus on what matters—delivering care, expanding your network, and growing your healthcare services efficiently. With MCP, you're not just getting a building, you're receiving a fully functional, patient-ready hospital equipped with the latest technology and backed by our comprehensive support.

We're redefining how healthcare is delivered. Let's work together to expand your reach and bring advanced care to any community, anywhere. We look forward to making your next hospital expansion easier and more cost-effective than ever.



PETER J. NICHOLSON, FOUNDER & CEO

# A complete, turn-key solution for your healthcare expansion

MCP Micro-Hospitals™ offer a revolutionary approach to healthcare expansion, delivering a pre-designed, fully equipped micro-hospital at a fixed price, with seamless project management from start to finish.



## 01

### Fixed Price Model, No Surprises

MCP Micro-Hospitals™ are delivered on time and within budget, supported by our transparent, fixed price model of \$32 million. This guarantees a fully operational hospital with customizable options, free from the unexpected costs that often disrupt traditional projects.

## 02

### Equipped with \$7.2 Million in World-Class Medical Equipment

Each hospital comes pre-fitted with \$7.2 million worth of internationally recognized, top-tier medical equipment, ensuring readiness for immediate activation without additional procurement costs.

## 03

### Expert Project Management at Every Step

From site assessments to final handover, MCP's project management team has you covered. Using our proprietary, state-of-the-art project management software, we ensure seamless execution and handle the complexities, so you can focus on delivering care—not managing construction.

*In the following pages, you'll discover how MCP Micro-Hospitals™ make healthcare expansion easier, faster, and more cost-effective. We'll guide you through the benefits of our fixed price model, the advanced medical services our hospitals offer, and the expert project management that supports you every step of the way.*

# Your ready-to-deploy MCP Micro-Hospital™ solution

MCP Micro-Hospitals™ are designed to meet the demands of modern healthcare systems by offering comprehensive services in a compact design. We streamline every step to make healthcare expansion straightforward and transparent.

## Simple, Transparent Buying Process

For an initial \$500K investment and a fixed price of \$32 million, MCP Micro-Hospitals™ are delivered fully equipped, on time and within budget. We provide a clear, hassle-free experience from start to finish, complete with defined milestones and transparent reporting.

## Comprehensive Care in a Compact Facility

Each hospital provides 24/7 emergency services, 12 beds (9 Med/Surg and 3 ICU beds), diagnostic imaging, and a surgical suite—allowing you to treat up to 80% of patients on-site, ensuring high-quality care while minimizing costly patient transfers.

## Affiliated Care for Seamless Network Integration

MCP Micro-Hospitals™ integrate seamlessly into existing healthcare networks, serving as a feeder system that allows smooth transfers to major hospitals when specialized care is required. This strengthens patient care continuity and increases network efficiency.

## Modular, Adaptable Design for Almost Any Setting

Designed with flexibility in mind, MCP Micro-Hospitals™ feature modular elements that can be easily implemented in diverse settings—whether in urban centers or rural areas. This scalable model ensures you can expand your healthcare network by deploying additional hospitals where they are needed most, without having to redesign or reconfigure.

## AI-Ready, 5G-Enhanced for Future-Proof Care

With built-in AI integration and 5G connectivity, MCP Micro-Hospitals™ are equipped for remote collaborations, telemedicine, and advanced diagnostics. These future-proof features enhance care quality and ensure your hospital stays ahead of technological advancements.

## Faster, Easier Expansion with Expert Support

From site assessments to final handover, MCP's dedicated project management team ensures a smooth and efficient build. With operational readiness in just 24 months, we make healthcare expansion fast and hassle-free, allowing you to focus on preparing your hospital for activation.

# Comprehensive care without compromise

MCP Micro-Hospitals™ pack **\$7.2 million worth of world-class medical equipment** into a space-efficient, 30,000 square foot, 2-story building that delivers a full spectrum of services. By bridging the gap between high-acuity hospitals and urgent care centers, these hospitals provide high-quality, community-level healthcare without the traditional barriers of larger facilities.



## 24/7 Emergency Services

Around-the-clock 24/7 care with rapid response capabilities



## Inpatient Care (12 beds)

9 Med/Surg and 3 ICU beds to accommodate for a variety of treatment plans



## Intensive Care Unit

Fully equipped ICU to deal with the most serious patient needs



## Treat-and-Transfer

Streamlined transfers to major affiliate hospitals when specialized care is needed



## Surgical Suites

Modern operating and procedure rooms for a range of surgical interventions



## On-Site Laboratory

Supports point of care services for microbiology, hematology and pathology testing



## Advanced Diagnostics

CT and radiology imaging systems for precise diagnosis



## Pharmacy & Nutrition

Pharmacy for direct patient care and nutrition services tailored for patient recovery and health



## Sterile Processing

Advanced facilities ensuring the highest standards for infection control and sterile processing

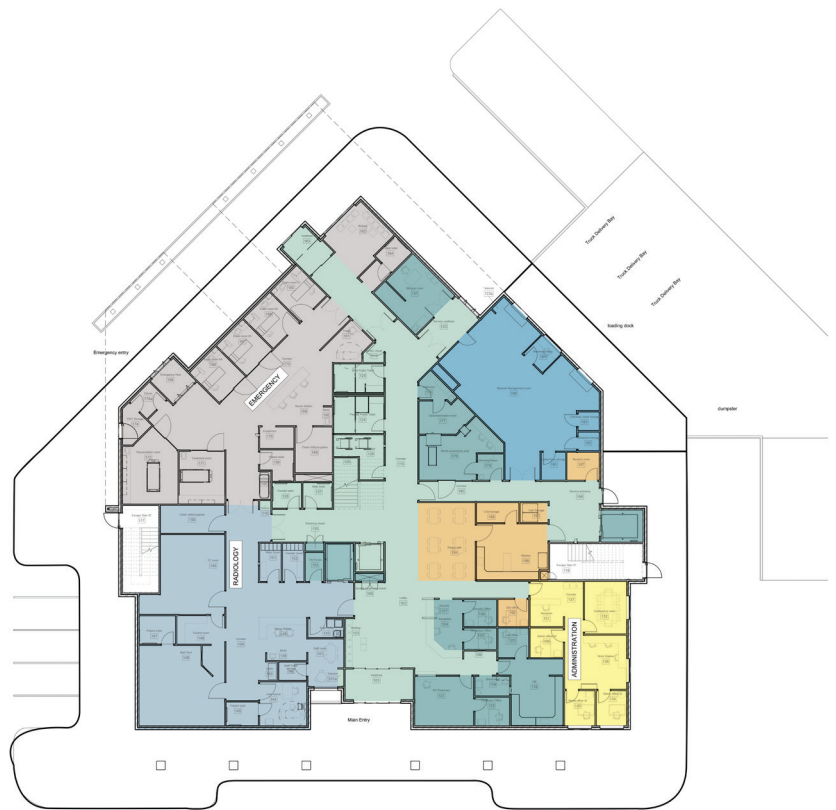


## Support & Facility Services

All necessary lines for utilities and information systems to facilitate smooth operations

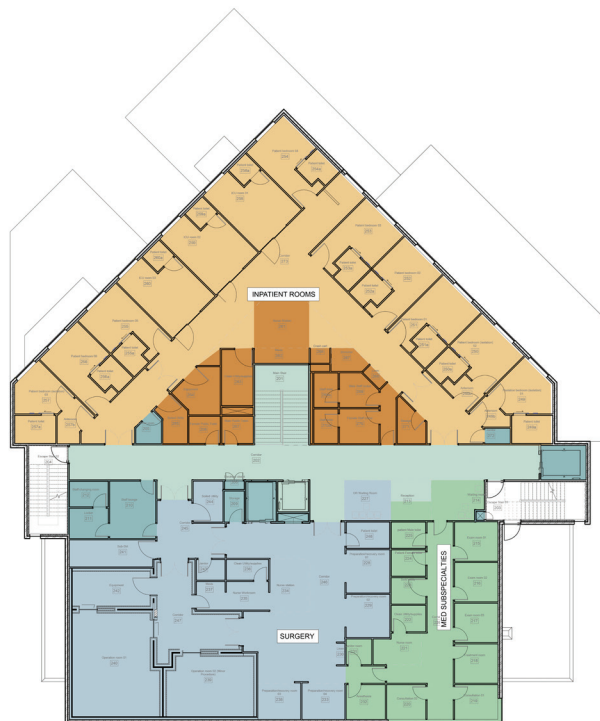
## Ground Floor Departments

- Emergency
- Diagnostic Radiology
- Material Management
- Administration
- Nutrition Services
- Hospital Support Services
- Public Spaces



## Upper Floor Departments

- Med/Surg and ICU Rooms
- Clinical Support
- Surgery
- Medical Sub-specialties
- Hospital Support Services
- Public Spaces



# MCP Micro-Hospital™ modular design

MCP's modular design approach allows for fast, efficient hospital construction without compromising on quality or functionality.

All elements are pre-engineered and customizable to meet the needs of your healthcare system. The result is a compact facility that adapts to a wide range of medical services and patient needs, while offering durability, flexibility, and ease of maintenance.

From operating rooms to patient care spaces, every component is designed for optimal performance, and can be seamlessly adapted into almost any setting – from urban centers to rural areas.



## Flexible room configurations

The modular design allows for flexible room configurations, easily adapting to different medical specialties or patient needs. This adaptability ensures your hospital can accommodate various service lines while optimizing space efficiency.



## Versatile headwalls and patient care

Modular headwalls integrate medical gas, physio-monitoring, and nurse call systems in patient rooms. Designed to withstand harsh disinfectants, they are ideal for ICU and Med/Surg beds, offering flexibility and durability.



## Advanced modular operating room system

The modular OR system offers stainless steel wall panels for easy disinfection and a HEPA filtration system for sterile fields. OR lights, monitor mounts, and anesthesia booms are fully customizable.



## Durable, energy-efficient facade

The hospital facade features composite metal panels with a flame-retardant core, meeting fire safety standards. They are energy-efficient, corrosion-resistant, and replaceable if damaged, ensuring long-term performance.

**For a fixed price of \$32 million, MCP offers a turn-key building package that makes healthcare expansion simpler, faster, and more predictable.**

# The MCP buying process: initial investment

For an initial \$500k investment and a base price of \$32 million, MCP simplifies every stage of development, guiding you from purchase to final completion with expert support.

STAGE 1

Site Review

\$250K

Stage 1 includes an initial payment of \$250K, which includes a site survey, geotechnical assessment, and orientation of the hospital to the selected site. MCP ensures compliance by coordinating with local authorities and adjusting foundations to match site conditions, setting a solid foundation for your project.

STAGE 2

Layouts & Approvals

\$125K \$125K

Stage 2 consists of two \$125K progress payments. The first payment focuses on customizing interior layouts, selecting finishes, and coordinating medical equipment (MEQ). The second payment secures final design reviews, meetings with local authorities, and a comprehensive quote, ensuring the project is ready for construction.

SITE REVIEW / LAYOUTS 3 MONTHS

\$500K Initial Investment

\$250K \$125K \$125K

Site-specific deliverables may be utilized for civil design services or other construction activities by the client.

Upon final design, a portion of the initial investment can be applied towards the final purchase price.

## Start Building with 20% Down

CONSTRUCTION

Construction Start

20% deposit

Construction initiates with a 20% deposit and the signing of the purchase and sale agreement. MCP mobilizes project management, submits permits, and begins site preparation. This phase includes MEQ orders, interior fit-out, and final commissioning, ensuring construction starts promptly and progresses on a fast track schedule.

BUILDING CONSTRUCTION 24 MONTHS

\$32M Fixed Price

20% of above

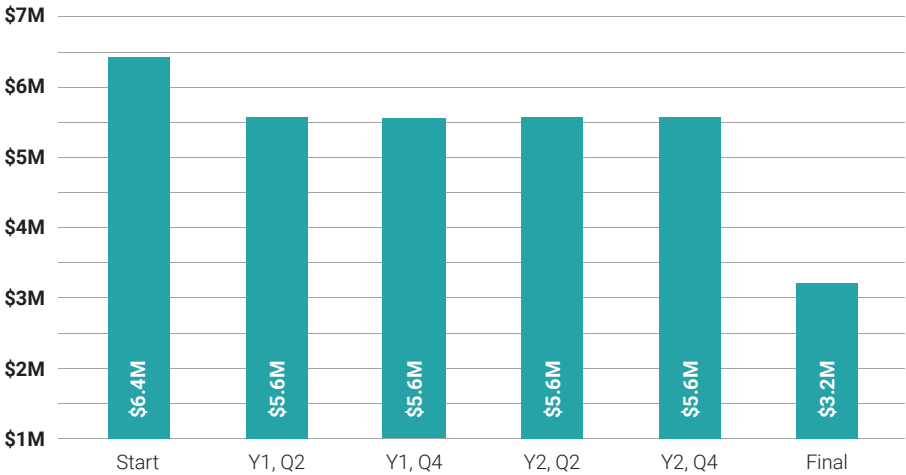
80% of above

18.75% 18.75% 18.75% 18.75% 5%

Your MCP Micro-Hospital™ is complete and ready for activation in 24 months.

# Transparent construction payments for seamless progress

Construction begins with an agreed final quote, signing of the purchase and sale agreement and a 20% deposit. MCP mobilizes project management, submits permits, and begins site preparation. This phase includes MEQ orders, interior fit-out, and final commissioning, ensuring construction starts promptly and progresses on a fast track schedule.



**\$32M**  
purchase price

**\$7.2M**  
worth of world-class  
Medical Equipment

**24 mo.**  
construction timeline

## A clear and predictable payment process

Our payment plan ties milestones to a structured payment, starting with the initial \$500k payment and continuing through to the final balance. At every stage, your payments reflect tangible progress, ensuring you always know exactly where your funds are being used.

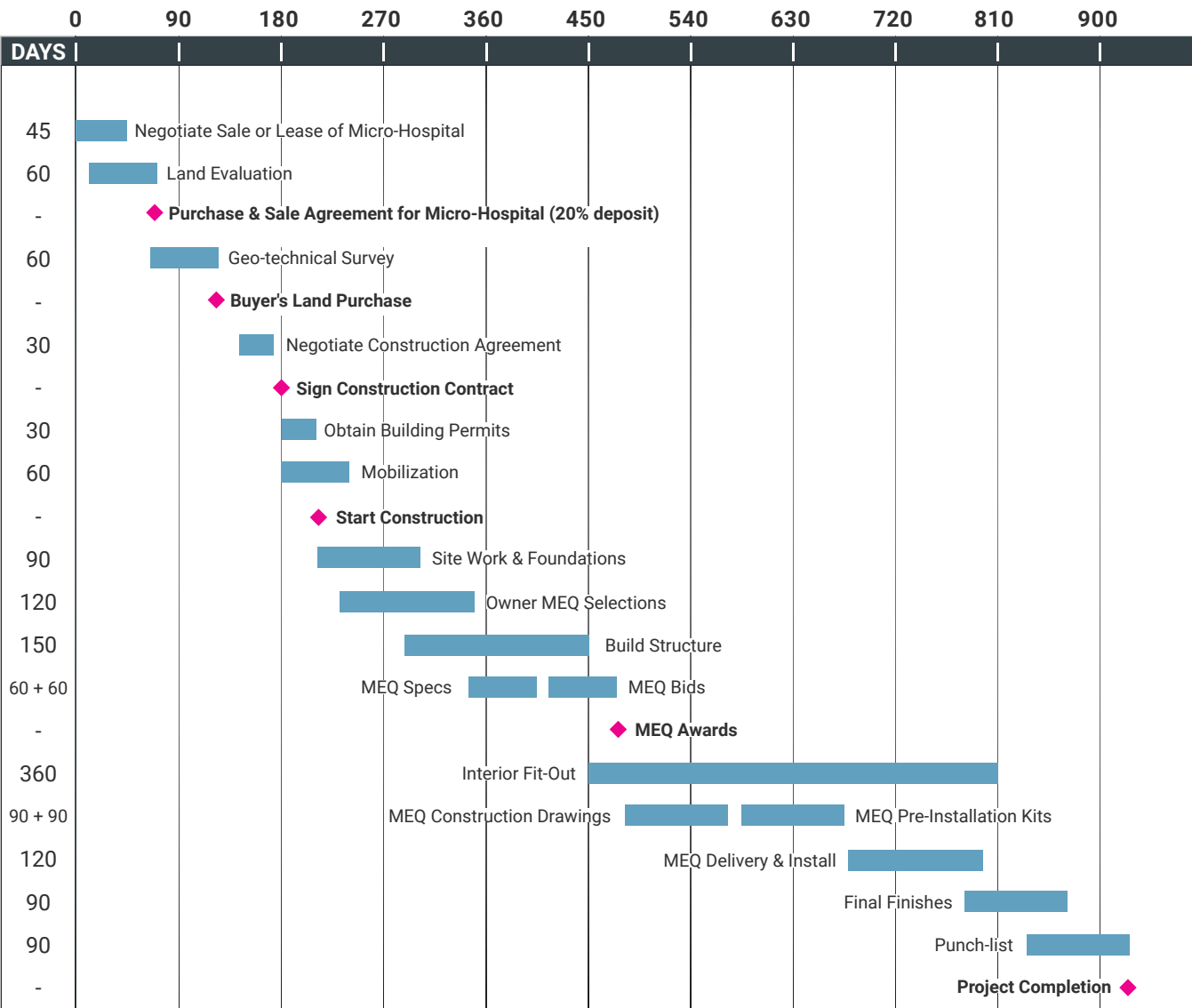
With regular updates and full visibility, you'll have confidence that your hospital will be completed on time and within budget.

**Financing is available for qualified buyers and through the US Dept of Health & Human Services under Title VI of the Public Health Service Act.**



# Construction timeline: from start to finish in 24 months

Our fast track construction schedule includes everything from site preparation and building permits to interior fit-out and final inspections, all managed by our expert team to guarantee your hospital is delivered on time and within budget.



◆ Milestone

# Transparency from the start

With MCP, you can move forward with confidence, knowing exactly what's covered in the base price of our \$32M turn-key package—ensuring clear, honest communication every step of the way.

Everything included in the \$32M turn-key package, as well as any additional considerations, is clearly outlined in the purchase and sale agreement. You'll know precisely what's covered, from full-scale construction to essential medical equipment, and what falls outside the core offering.

For items not included, our team offers expert guidance on navigating land acquisition, utility setup, and other external factors, with customization options available at an additional cost.

## Included

- Turn-key hospital construction, including building permits, utility infrastructure integration and MEQ selections
- Full interior fit-out and finishes, including \$7.2M in medical equipment (MEQ)
- Compliance with the 2022 FGI Standard for hospital design and construction
- Coordination with local authorities for building, utility connection and occupancy permits
- All items specified in the purchase and sale agreement
- Project management, reporting, and quality assurance/quality control (QA/QC) inspections
- Final commissioning, certifications, and project handover
- All materials and workmanship come with a warranty from the date of acceptance

## Not included\*

- Land acquisition, site preparation, development costs, or any associated fees
- Hazardous materials removal, remediation, or civil engineering services
- Hospital licensure or legal services of any kind
- Zoning, landscape architecture, and utility infrastructure design and approvals
- Interior design\*\*, buyer-supplied furniture, non-clinical equipment and consumable supplies
- Branding, wayfinding, and regulatory signage\*\*
- Information and communication technology (ICT) (e.g., servers, routers) connected to the building infrastructure

\*The 'Not Included' items outlined are not part of MCP's turn-key hospital package, which has a base price of \$32M. Detailed quotes on optional services are available after site selection. While most sites are deemed suitable for construction, final pricing is subject to geotechnical surveys and design assessments to confirm site-specific conditions.

\*\*Customization options, including branding and additional features, are available at an extra cost.

# From design to delivery, MCP has you covered

MCP provides ongoing support from planning to operations. Our team offers expert guidance, oversight, and training to ensure your hospital is sustainable and successful for the long term.

1

## Comprehensive project oversight

MCP provides full project oversight, handling project management (PM), construction management (CM), and financial management to keep everything on track. Using our proprietary project management software, we align expectations, manage timelines, and control budgets. Our team works closely with you to ensure seamless progress, delivering your hospital on time and within budget.

2

## Buyer collaboration and support

A successful project requires collaboration. MCP encourages buyers to assign a qualified representative who can make timely decisions, oversee scheduled payments, and coordinate with MCP's team and local authorities. With clear communication and a shared commitment, we keep the project moving forward smoothly.

3

## Post-construction training and resources

Our commitment doesn't end with construction. MCP provides a "close-out" package with operation and maintenance training, detailed equipment manuals, and warranty support to ensure your MCP Micro-Hospital™ operates smoothly post-launch. We offer guidance on upgrades and long-term care, so your hospital remains efficient and up-to-date.

4

## Regulatory compliance and accreditation

MCP Micro-Hospitals™ are built to comply with US and international healthcare safety standards. We assist with building permits, code compliance, and regulatory inspections to meet all necessary standards, ensuring that your hospital is accredited and ready to serve your community.

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With MCP, you're never alone in the process. Our team is devoted to making the building process transparent, seamless, and dependable, ensuring your hospital is ready to serve your community.

PETER J. NICHOLSON, FOUNDER & CEO

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**Micro-Hospitals are a realistic option for health systems seeking to address community needs in areas where patients may have limited or over-crowded options for acute or emergency care.**

**Lyndean Brick**

President & CEO of Advis Healthcare

# Optimized for long-term efficiency

MCP Micro-Hospitals™ are designed to operate efficiently and sustainably, minimizing costs while maximizing patient care.

## COST EFFECTIVE OPERATIONS

**MCP Micro-Hospitals™ are designed to operate at 80-85% of the cost of a traditional hospital.**

With streamlined design and efficient use of resources, MCP Micro-Hospitals™ can lower daily operational expenses without sacrificing quality of care. Built-in energy-efficient systems and modular components help reduce utility costs and maintenance needs, contributing to long-term savings.

## EFFICIENT ON-SITE CARE

**MCP Micro-Hospitals™ can care for up to 80% of people who present with injuries or illness on site.**

By focusing on crucial services like emergency care, inpatient beds, and diagnostic imaging, MCP Micro-Hospitals™ provide community-based, essential care within a smaller footprint. This approach helps alleviate pressure on larger hospitals and improves patient flow, reducing transfers and associated costs.

## TRANSITIONAL CARE MODEL

**Our transitional care model is designed to reduce network costs by enabling local treatment.**

MCP Micro-Hospitals™ support observational, acute, and transitional care, allowing patients to recover locally instead of at distant facilities. This adaptable care model lowers costs and enhances patient outcomes by keeping care closer to home.

## FUTURE-PROOF TECHNOLOGY

**MCP facilities are equipped with AI-ready, 5G-enhanced technology to support evolving healthcare needs.**

Our hospitals integrate with advanced digital tools, offering remote diagnostics and telemedicine. This future-proof design ensures that MCP Micro-Hospitals™ stay relevant as healthcare technology advances, allowing facilities to adopt new tools and processes seamlessly over time.

# Sustainable and socially responsible

MCP Micro-Hospitals™ are built with sustainability in mind, utilizing energy-efficient materials and eco-friendly design principles.



## Sustainable construction practices

MCP Micro-Hospitals™ are designed using sustainable materials and energy-efficient technologies, reducing environmental impact. Our hospitals adopt the principles of LEED® and WELL™ and can easily be certified upon request.

## Alignment with UN Sustainable Development Goals (UN SDG)

Access to healthcare is one of the toughest UN SDG's to meet. MCP Micro-Hospitals™ provide a scalable, modular and cost-effective solution that can be deployed globally



## Social impact

By providing accessible, community-based care, MCP Micro-Hospitals™ contribute to the health and wellness of underserved communities.

# Setting a new standard in hospital deployment

By providing fully equipped, pre-designed facilities with dedicated project support, we simplify the path to hospital development and align with the industry's move toward more efficient, ready-to-implement solutions.

|                                                                           | Turn-key building package | Pre-designed | Fully equipped | Fixed price model | Tech-forward | Built in 2yrs or less |
|---------------------------------------------------------------------------|---------------------------|--------------|----------------|-------------------|--------------|-----------------------|
| <div>MCP</div> <div>MODERN CLINICAL PLANNING</div>                        | ★                         | ★            | ★              | ★                 | ★            | ★                     |
| <div>KORTE</div> <div>build smart.</div>                                  |                           |              |                |                   | ★            |                       |
| <div>BRASFIELD &amp; GORRIE</div>                                         |                           |              |                |                   | ★            | ★                     |
| <div>algeco®</div>                                                        | ★                         |              | ★              |                   |              | ★                     |
| <div>M.C.C.</div> <div>MEDICAL CONSULTANCY &amp; CONSTRUCTION GROUP</div> | ★                         |              | ★              |                   |              | ★                     |
| <div>MODLOGIQ</div> <div>SMART OFF-SITE CONSTRUCTION</div>                |                           |              |                |                   |              | ★                     |

# Your path to a decentralized, high-quality healthcare solution



From initial planning to final delivery, MCP is committed to providing a hassle-free, value-driven experience that prioritizes patient care and seamless support from our team.

For a fixed price that includes \$7.2 million in internationally-recognized medical equipment and the expertise of our dedicated team, MCP Micro-Hospitals™ offer simplicity and reliability. From your initial \$500k commitment to final delivery, our step-by-step support ensures your community receives value-driven, high-quality, decentralized care.

Contact us today to learn how to purchase a MCP Micro-Hospital™ and expand your network with ease, speed, and value. Let's transform your vision into reality—efficiently and affordably.

## Who we are

**We are planners, architects, and engineers with extensive experience delivering hospital and healthcare projects worldwide.**

This global expertise underlies our innovative approach to simplified, cost-effective hospital delivery, enabling us to create high-value, turn-key solutions that meet the stringent demands of modern healthcare systems.

## Your next step

**Ready to expand your network and bring MCP Micro-Hospital™ into your community? Contact us to speak with an MCP representative today.**

MCP ensures that every step, from buying to building, is transparent, efficient, and stress-free. With our expert support, your community gains a modern, patient-ready hospital built to perform and endure.

# Thank you

We look forward to supporting your journey toward accessible, efficient, and comprehensive patient care.

## Contact us

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