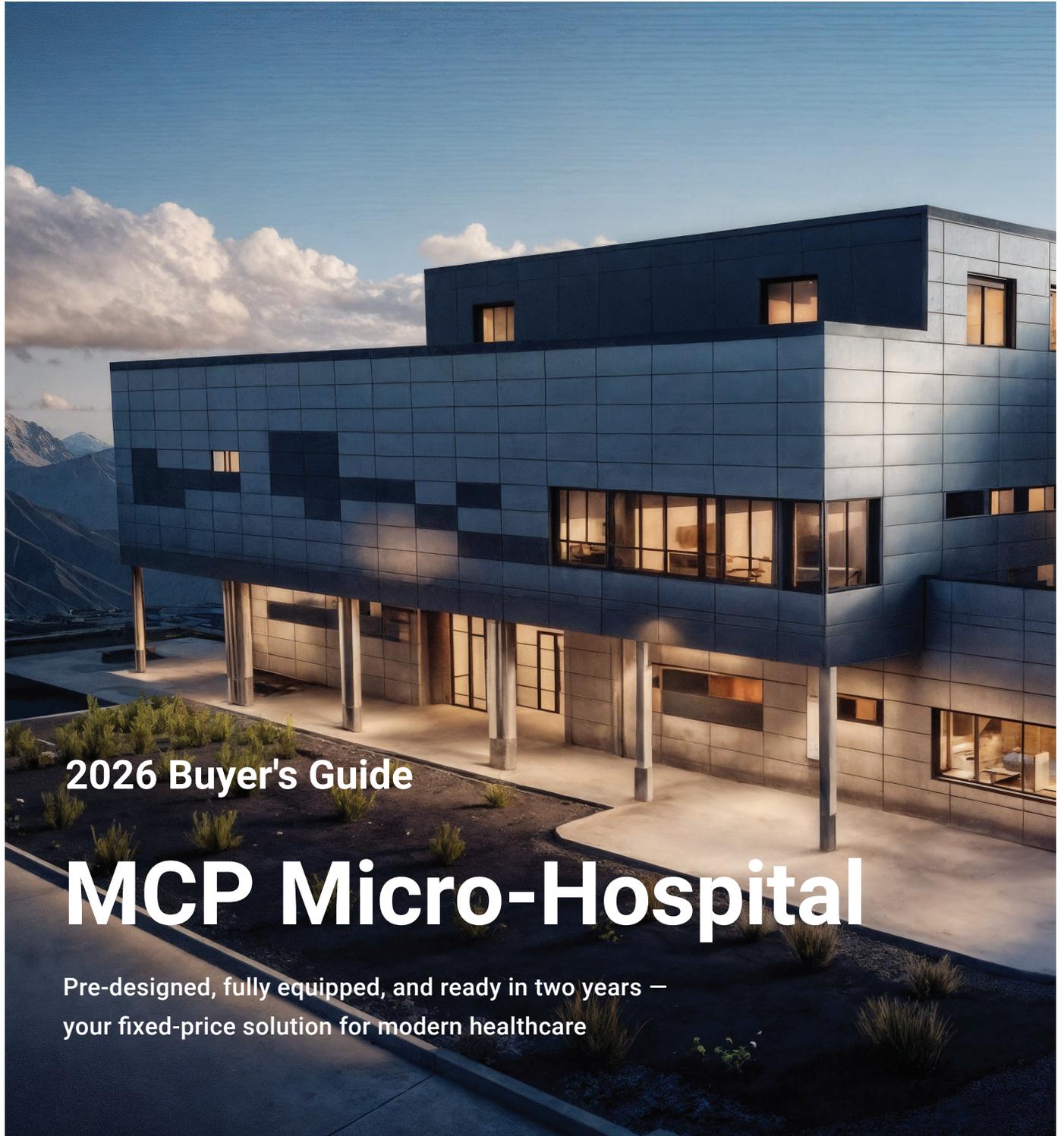


# Modern Clinical Planning

A COMPLETE SOLUTION FOR HEALTHCARE DELIVERY

**MCP** | MODERN  
CLINICAL  
PLANNING



2026 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 2026

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Traditional hospital delivery takes 4–7 years and \$500M+, creating barriers that delay care when communities need it most. At MCP, we've engineered a better approach.

### **Healthcare expansion doesn't have to be complicated.**

MCP Micro-Hospitals deliver a fully operational, 12-bed hospital in 24 months at a guaranteed fixed price of \$32 million, including \$7.2 million in world-class medical equipment. No surprises. No cost overruns. No complexity.

From the moment you start with us, our expert project management team guides you through every step with complete transparency. Our turn-key solution means your micro-hospital is pre-designed, fully equipped, and ready for patient care within two years—not half a decade.

We mitigate the guesswork of expansion so you can focus on what matters: delivering care, extending your network, and serving communities that need access to quality healthcare. 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 infrastructure gets built. 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 faster, simpler, and more cost-effective than you thought possible.



PETER J. NICHOLSON, FOUNDER & CEO

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

MCP Micro-Hospitals offer a standardized, streamlined 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 with operating rooms—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, 32,000 sq ft, 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



## OR's and Procedure Rooms

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, radiology and ultrasound imaging systems for quick and precise diagnostics



## 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

Spaces for Hospital Administration, Facility Operations & Materials Management with reception points, public corridors, elevators, patient waiting area and public toilets

### 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.



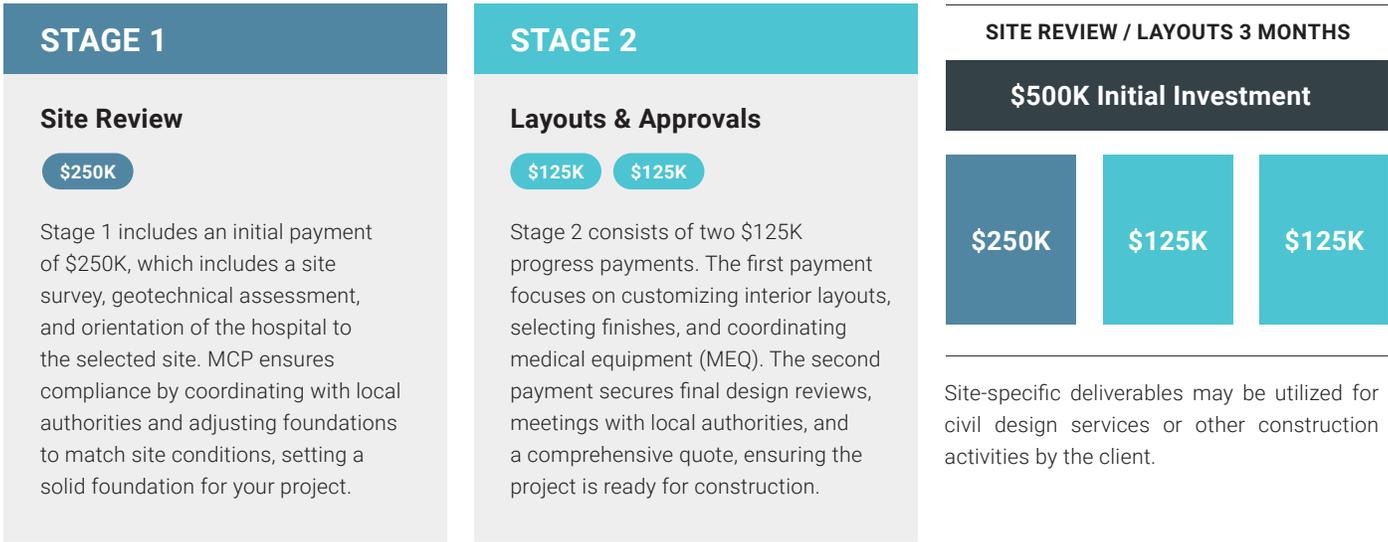
## Durable, energy-efficient facade

The hospital facade features composite aluminum 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.**

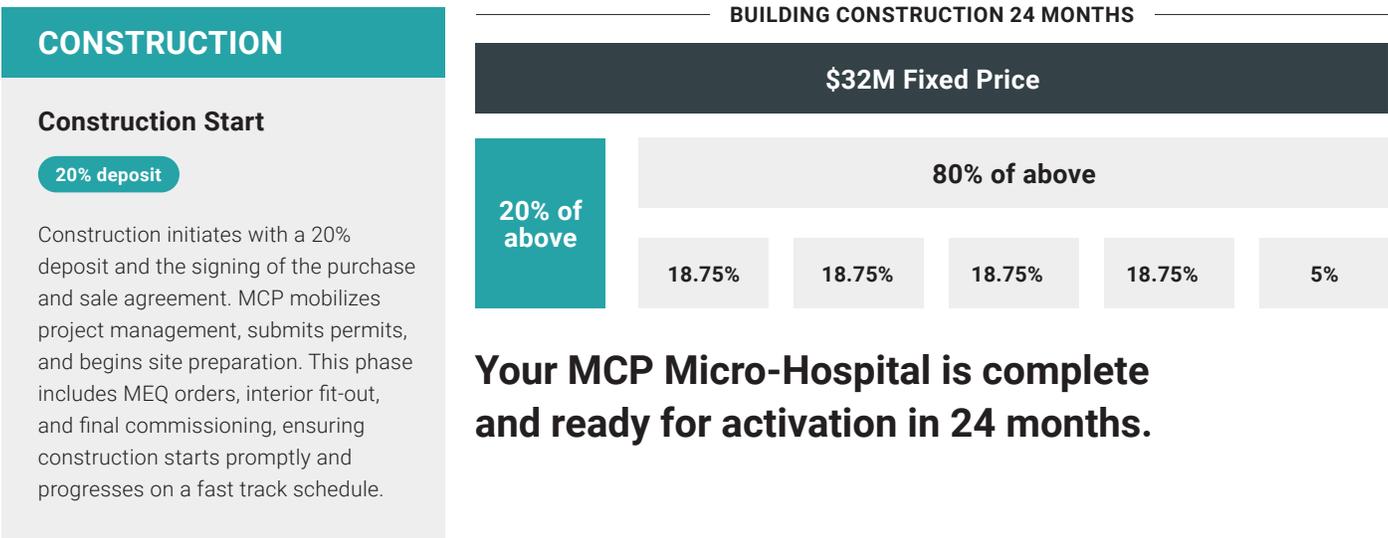
# The MCP buying process: initial investment

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.



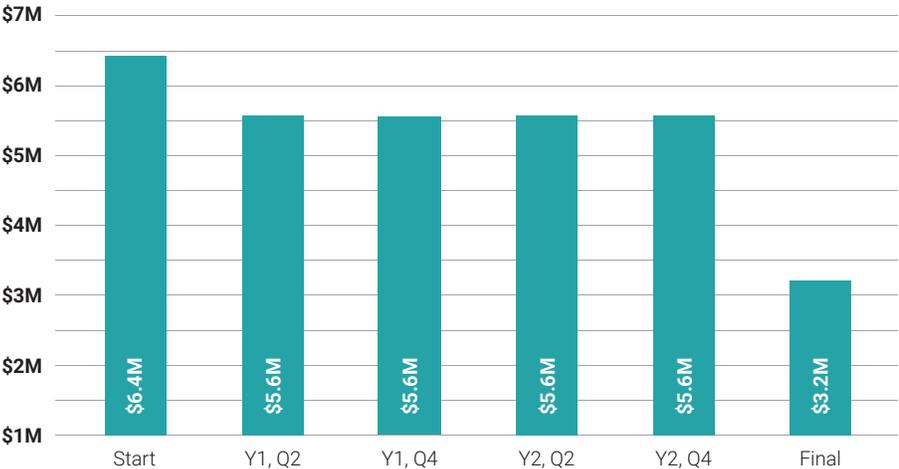
Upon final design, a portion of the initial investment can be applied towards the final purchase price.

## Start Building with 20% Down



# 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.

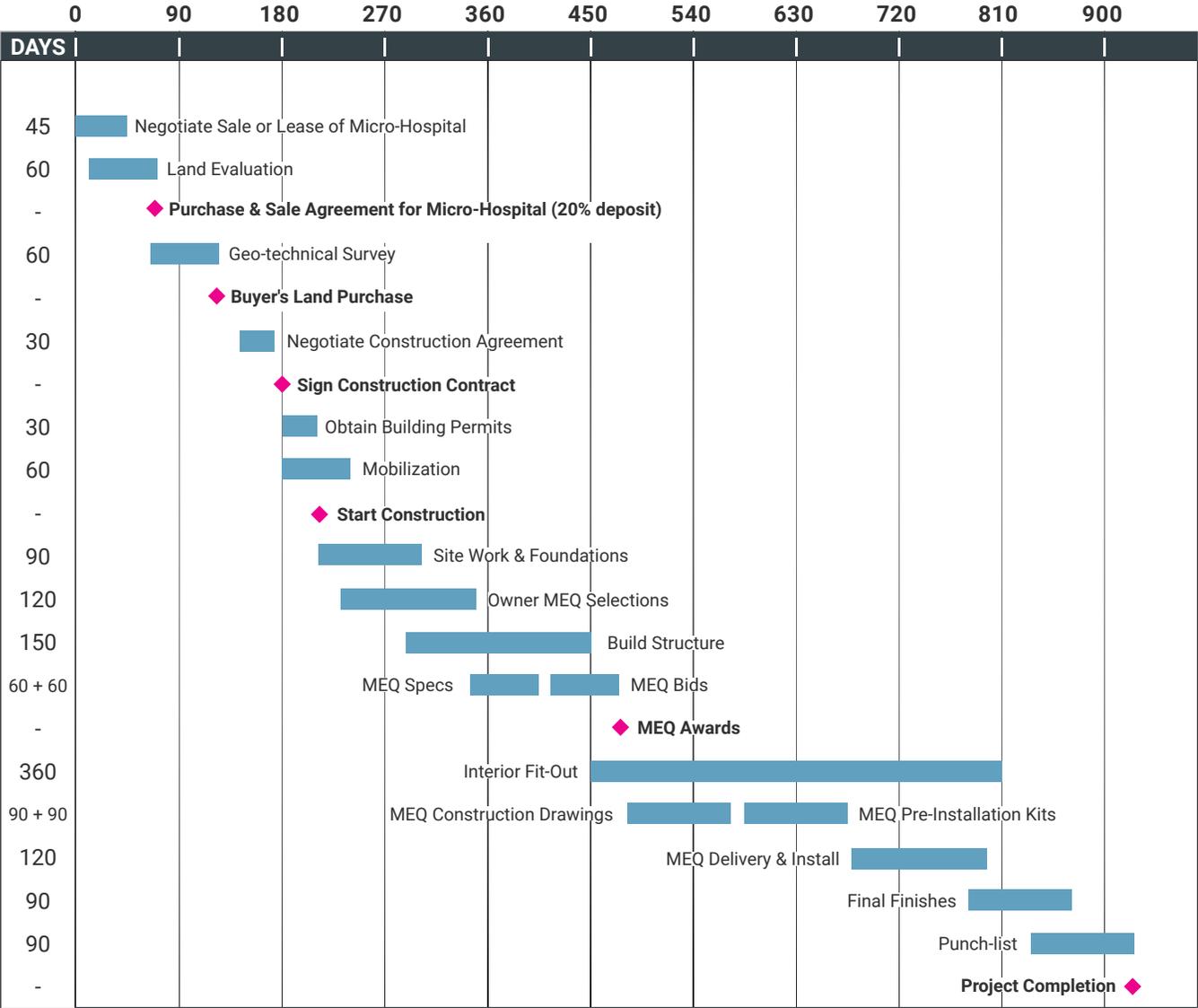
With regular updates and full visibility, you'll have confidence that your hospital will be completed on time and within budget.

**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

- Complete turn-key construction of a 32,000 sq ft hospital (permits, local utility connections, PM/CM services)
- Full interior fit-out and finishes, including \$7.2M in medical equipment (MEQ)
- Integrated ICT infrastructure (closets, 6A wiring, tel/data jacks, access controls & surveillance cameras)
- Coordination with local authorities for building, utility connection and occupancy permits
- FGI-compliant design & AHJ coordination
- Project management, reporting, and quality assurance/quality control (QA/QC) inspections
- Final commissioning, certifications, and project handover
- Handover package including warranties, O&M, test reports & certifications

## Not included\*

- Legal & Regulatory: Hospital licensure and legal services
- Land acquisition, site development, zoning approvals, civil engineering services, and hazardous materials remediation
- Interior design services, branding, wayfinding, regulatory signage, Owner FF&E coordination, consumable supplies, and buyer's ICT systems (servers, routers, OS)

## Available Upgrades

- **Clinical Equipment & Facilities:** Upgraded/additional imaging systems, expanded ambulatory clinic, added ORs, MRI annex, medical evacuation heliport
- **Customization:** Design upgrades to standard interior finishes, branding and signage systems, FF&E coordination
- **Technology:** Upgraded/additional A/V and ICT systems (access controls, RTLS, security, tel/data)
- **Sustainability:** Solar/wind energy generating technologies, LEED®/WELL™ certifications

\*Items not included are standard owner responsibilities in any hospital project. 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.

# 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



**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.

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



From initial planning to final delivery, MCP provides a transparent, fixed-price experience that prioritizes patient care and seamless support from our team.

For \$32 million—including \$7.2 million in world-class medical equipment—MCP Micro-Hospitals offer a standardized, reliable solution. From your initial \$500K commitment to final delivery, our step-by-step support ensures your community receives high-quality, decentralized care in 24 months.

Ready to discuss your expansion project? Contact us to learn how MCP Micro-Hospitals can help you serve your community with a fixed-price, 24-month delivery timeline

## Who we are

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

Our team has delivered hospital and healthcare projects worldwide. This experience enables us to provide standardized, cost-effective hospital delivery that meets the demanding requirements of modern healthcare systems.

## Your next step

**Contact us to discuss your healthcare expansion needs.**

From site assessment to building handover, MCP ensures every step is transparent, efficient, and predictable. 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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