

# MCP Micro-Hospital™ Pricing Guide

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## Fixed Price Model

Our fixed price model ensures you get a fully equipped, turn-key MCP Micro-Hospital™ delivered within budget and on schedule. We help you plan confidently for efficient, high-quality healthcare expansion.

**Purchase Price:**  
**\$32 million ▲**

For \$32 million, you get a complete, pre-designed fully outfitted MCP Micro-Hospital™.

**Operational Savings:** Can lower your ongoing costs by up to 20% compared to traditional hospitals while receiving full reimbursements.

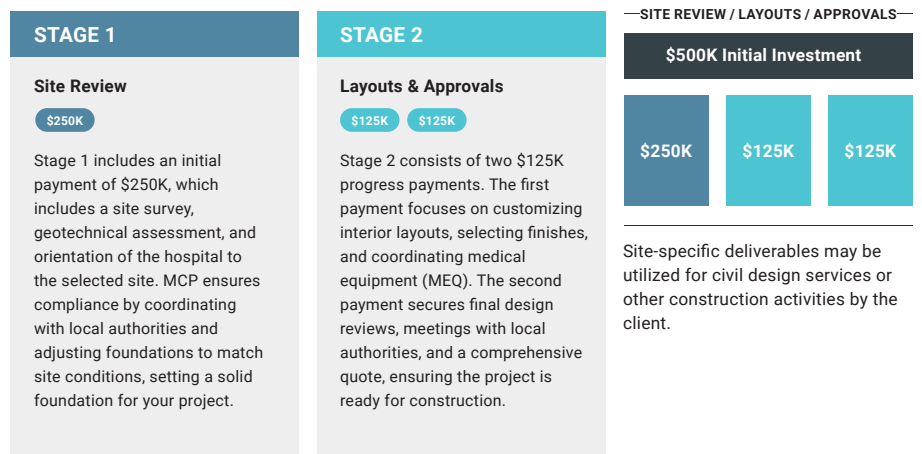
**Completion Time:** Ready in 24 months from groundbreaking to full operation.

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

## The Buying Process

Building an MCP Micro-Hospital™ starts with an initial \$500k investment, divided into three installments—\$250k at the start to mobilize and conduct site assessments, \$125k for reviews, customized layouts, and MEQ selections, and \$125k upon completion of the planning phase, with a detailed quotation and signed purchase & sales agreement.

*Upon final design, a portion of this investment may be applied toward the final purchase price.*



## Start Construction with 20% Down

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.



**\$7.2M**  
 worth of world-class  
 Medical Equipment  
**24 mo.**  
 construction timeline

STAGE 1	<p><b>Site Review/Regulatory Compliance</b></p> <p>As part of the <b>initial payment (\$250K)</b>, activities such as an independent site survey, geotechnical assessment, and customization of the hospital design begin. While land and site development costs are not included in our base proposal, MCP will assist the buyer every step of the way.</p>	<ul style="list-style-type: none"> <li>• Mobilization and land assessment contracts</li> <li>• Site survey &amp; geotechnical review</li> <li>• Orientation plan for hospital placement</li> <li>• Adjustment of standard foundations to suit site conditions</li> <li>• Civil engineering review with Buyer's team (as needed)</li> <li>• Zoning and regulatory compliance review (as needed)</li> </ul>
STAGE 2	<p><b>Layouts &amp; Approvals</b></p> <p>The next progress payments covers the site orientation plan, customized interior layouts, and confirmation of material availability and final pricing, ensuring your project is ready for construction.</p>	<ul style="list-style-type: none"> <li>• Incorporating customization and branding requests</li> <li>• Detailed layouts and finish selections</li> <li>• Coordination of MCP materials and equipment</li> <li>• Overview of Buyer supplied furnishings and equipment</li> <li>• Presenting final layouts and design specifications</li> <li>• Meeting with local authorities having jurisdiction</li> <li>• MCP final quotation after all reviews are complete</li> </ul>
CONSTRUCTION	<p><b>Construction Start</b></p> <p>Construction initiates with an agreed final quote, signing of the purchase and sale agreement and a <b>20% deposit</b>. This phase includes MEQ orders, interior fit-out, and final commissioning, ensuring construction starts promptly and progresses on a fast track schedule.</p>	<ul style="list-style-type: none"> <li>• Mobilization and activation of MCP project management</li> <li>• Submission of permits and local authorizations</li> <li>• Buy-out of MCP supplied materials and equipment</li> <li>• Begin and coordinate foundations with civil and site works</li> <li>• Coordinate utility infrastructure (M/E/P/FP) layout</li> <li>• Medical equipment (MEQ) selections and orders</li> <li>• Interior fit-out and MEQ installations</li> <li>• Final finishes, system testing, and commissioning</li> <li>• Project completion and handover</li> </ul>

## Standard Packages

While MCP offers comprehensive planning support, the cost of land acquisition and site preparation is not included in our base proposal of \$32M. Our standard packages ensure clear deliverables and transparent pricing.

Included	Not included*
Turn-key hospital construction, including building permits, utility infrastructure integration and MEQ selections	Land acquisition, site preparation, development costs, or any associated fees
Full interior fit-out and finishes, including \$7.2M in medical equipment (MEQ)	Hazardous materials removal, remediation, or civil engineering services
Compliance with the 2022 FGI Standard for hospital design and construction	Hospital licensure or legal services of any kind
Project Management & Reporting: Full Coordination with local authorities for building, utility connection and occupancy permits	Zoning, landscape architecture, and utility infrastructure design and approvals
All items specified in the purchase and sale agreement	Interior design**, buyer-supplied furniture, non-clinical equipment and consumable supplies
Project management, reporting, and quality assurance/quality control (QA/QC) inspections	Branding, wayfinding, and regulatory signage**
Final commissioning, certifications, and project handover	Information and communication technology (ICT) (e.g., servers, routers) connected to the building infrastructure
All materials and workmanship come with a warranty from the date of acceptance	



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\*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.