



**12,000 SQ FT  
PROTOTYPE**



**12,000 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 prepared a model, 12,000 square feet, ground up medical office building for the Department of Veterans Affairs (VA) to use as a Community Based Outpatient Clinic (CBOC). In 2020 the VA requested lease proposals for the Cheboygan County CBOC, as the previous lease was expiring, and the clinic had outgrown its current location.

Innovcare VA has developed prototype models in square foot 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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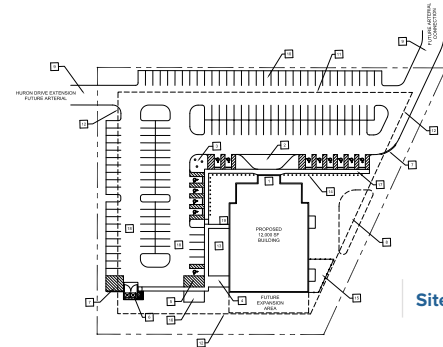
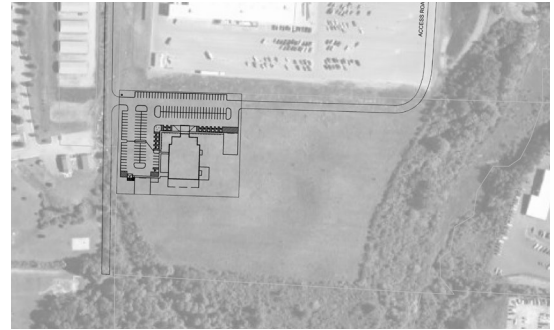
333 n. pennsylvania street, suite 100, indianapolis, in 46204 | [thinkinnovcare.com](http://thinkinnovcare.com)



## 12,000 SQ FT PROTOTYPE



One Story Building



Site Plan

### CHALLENGES PRESENTED AND OUR SOLUTIONS

**Non-Pad Ready** | Innovcare master developed a 15-acre parcel for the use of the VA as a CBOC and additional retail out lots for the community. This location has a mix of lots providing a destination for veterans to take care of essential tasks while out for a medical appointment.

**Accessing the site** | Working closely with the city and county of Cheboygan; Innovcare VA was able to secure the expansion of Huron Drive, providing a separate entrance to the site, and bringing utilities to a portion of the City that is expanding. Additionally, the City of Cheboygan has granted permission on this site for the cities first bus stop, many veterans in the community rely on the on-demand transportation service, and now have a sheltered location.

**Government Request for Utility Upgrade** | Due to the facilities location in Northern Michigan a backup generator was incorporated 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.