



SAULT STE. MARIE CBOC



7,200 SQ/FT CBOC

DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

Innovcare VA has developed a 7,200 square foot retrofit of an existing asset in Sault Ste. Marie, Michigan. This is the first stand-alone Community Based Outpatient Clinic in Sault Ste. Marie for the Department of Veterans Affairs.

Innovcare VA is the Developer, Owner and Property Manager of this facility. We assessed the market and secured a site for development that has easy access from the interstate, is a short drive to the regional hospital if ancillary services are needed, and in a location that captures most of the shopping in Sault Ste. Marie. We secured the financing to buy the existing building, planned and oversaw all aspects of demolition and construction and all aspects of property management, providing a fully serviced lease. We did so adhering to stringent government mandates such as Federal Acquisition Requirements (FAR) and VHA's Agency specific Requirements (ASR), while using our expertise in medical developments to ensure a top tier facility for our Veterans.

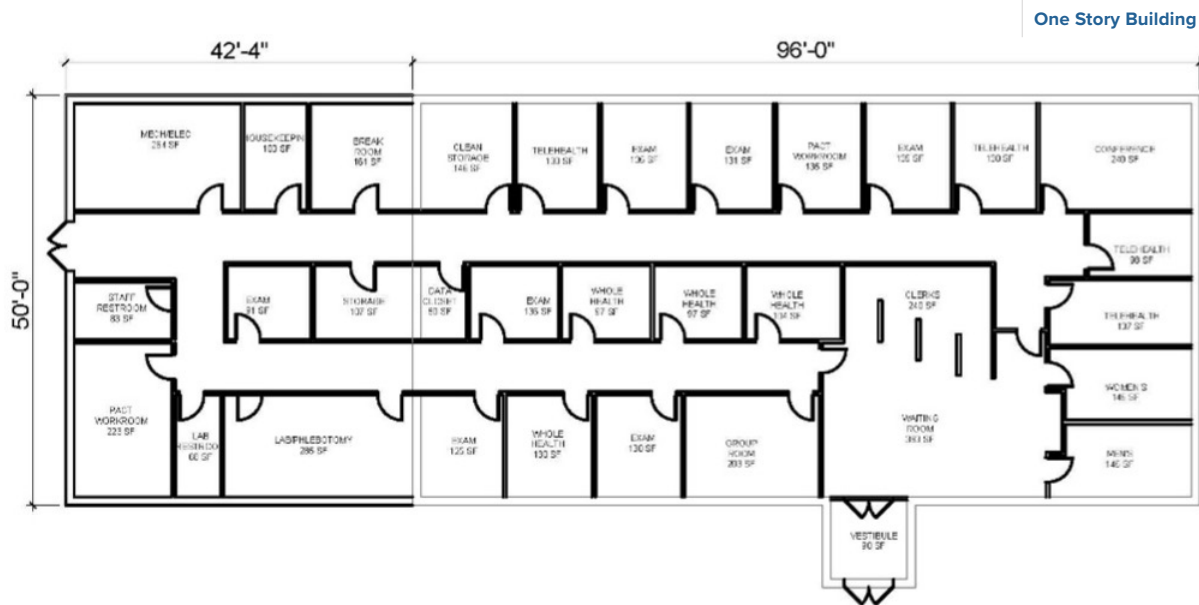
Innovcare VA has developed prototype models in ranges around 5,000 SF, 12,000 SF, 20,000 SF and greater; that allow us to effectively make estimations in pricing and schedules. Innovcare VA has robust partnerships familiar with this model that allow for efficient and repeated success with a proven track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



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CHALLENGES PRESENTED AND OUR SOLUTIONS

Non-Medical Asset | Innovcare VA acquired a freestanding building that was approximately 5,000 SF and have added an additional 50% expansion to the building to meet the programmatic needs of the VA.

Accessing the site | To provide a better means of ingress, Innovcare VA re-designed the entrance to the CBOC to provide an ADA compliant entrance that facilitates patient drop-off during poor weather.

INNOVATIONS AND ACCOMPLISHMENTS ON THIS PROJECT

- “Turnkey” Healthcare Development. Developer committed to fully funding the entire project upon lease execution.
- All new MEP, roof and all new interior designed for clinical use.
- 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.