



New Home For Veterans



New Home For Veterans Construction Update

**MVFA Board Meeting
Mike Hassan
20 January 2026**



New Marquette Construction Update

Contract Metrics:

▪ Design Contract No.	DO 23*8838/DTMB Y-23126
▪ Design Contract Award (1/27/2023)	\$519,673.00
▪ Mods 1-9	<u>\$5,803,344.60</u>
▪ Total Design Contract Amount	\$6,323,017.60
▪ Design Progress (as of Dec 2025)	95% Compl/95% Schld
▪ Construction Management Contract DO 171 23*19331/Y23120	
▪ CM Contract Award	\$197,536.00
▪ Mods 1-2	\$328,500.00
▪ Mod 3	\$2,234,571.00
▪ <u>Mod 4</u>	<u>\$8,730,360.00</u>
▪ Total partial CM Contract	\$10,964,931.00

Cost ● Schedule ● Quality ● Overall ●

Total VA/SBA Project Budget: \$97.509M

Administrative Expenses	\$ 1,000,000.00
Design Contract	\$ 5,800,000.00
Construction Contract	\$ 83,286,714.29
FF&E	\$ 3,265,000.00
Contingency	\$ 4,157,855.00

Primary Contacts:

▪ MVH	Dr. Mike Hassan, (517) 275-2761
▪ DTMB	Mr. Chris Parsons & Jeff Barsch, (517) 256-5677
▪ Perkins Eastman	Mr. Ramu Ramachandran, (213) 237-6683
▪ The Christman Company	Mr. Mike Tarwater (616) 799-5959

• Construction Management Contract:

- Total Contracts Awarded as of Dec 2025: ~\$11M
- Total Remaining Contracts: ~\$76M

• Significant Activities as of Dec 2025:

- SHPO/USDVA approved no historical impact Apr 2025
- Final EA/FONSI issued by USDVA in July 2025
- Grant approved FY24 priority 1
 - Grant Conditional Letter submitted 6 Dec 2024
 - Conditional Grant approval 8/1/2025
 - Final budget submitted in Sep 2025
 - Awaiting Final MOA and grant approval
 - MOA delayed by VA due to pending format revisions. Expect MOA signing in Feb 2026
- Wetland mitigation permit issued Sep 2025
- Partial Site Work & mobilization began Jul 2025
- Relocation of Venture Drive completed in October 2025; Opened for traffic Nov 2025
- Easement agreement with Marquette County Road Commission completed 4 Nov 2025
- Neighborhood 1 foundation and underground utilities in progress as of mid December 2025

New Marquette Veterans Home

- **The Home concept is more home-like than institutional**
 - **Emphasize layouts that create common living spaces for socialization, dining, and activities, while providing a private bedroom and personal bathroom for each resident**
 - **The proposed concept consists of 108 beds (≈142K SF) divided into 3 one-story small house-based Neighborhood buildings around a central Community Center, and a Maintenance/Warehouse building**
 - **The Neighborhood building (≈31.87K SF ea) includes 36 resident rooms with private bathrooms, Nurse stations, kitchenette, dining facilities, and living spaces**
 - **The Community Center building (≈36.78K SF) includes multipurpose rooms, main kitchen, chapel, bistro, occupational & physical therapy spaces, and medical & administrative offices**
 - **Maintenance/Warehouse/Garage building (≈6.66K SF)**
 - **The surrounding grounds designed for additional recreation and exercise opportunities**
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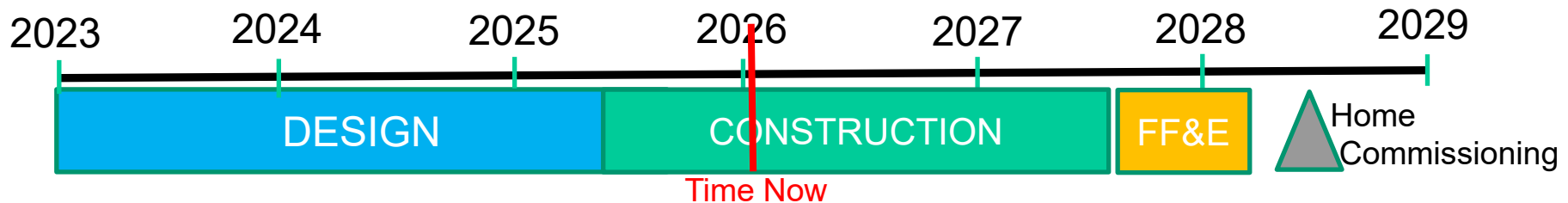


New Marquette Veterans Home Team Composition

- **DMVA/MVFA/MVH: Owner Agency**
 - **Requiring Office**
 - **DTMB: Design and Construction Manager**
 - **Manage and Administer the Contracts for A/E and CM**
 - **Perkins Eastman: Architect-Engineer Firm**
 - **Design of Facilities**
 - **The Christman Company: Construction Management**
 - **Bidding and Procurement of Construction Services**
 - **On-site Construction Management for Compliance and Quality Assurance**
 - **Central Procurement** (later in 2026)
 - **Furniture Furnishing and Equipment**
 - **SOM/Commercial IT software/equipment** (later in 2026)
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Project Milestones

- 95% design complete: Feb 2025
 - Revisions made to reduce cost
- Bid package released: Feb 2025
 - Re-bid most WCs in June 2025
- Tree clearing 100% complete: March 2025
- Contractor mobilization: July 2025
- Construction period: 24 months
- Date construction expected to be completed: Late 2027
- FF&E, Training, Inspection, Licensing, etc.: Late 2027
- Home Commissioning and relocation from old facility: Mid 2028



New Marquette Veteran Home Site Rendering



Marquette Community Center Main Entrance Rendering



New Marquette Veteran Home Neighborhood Rendering



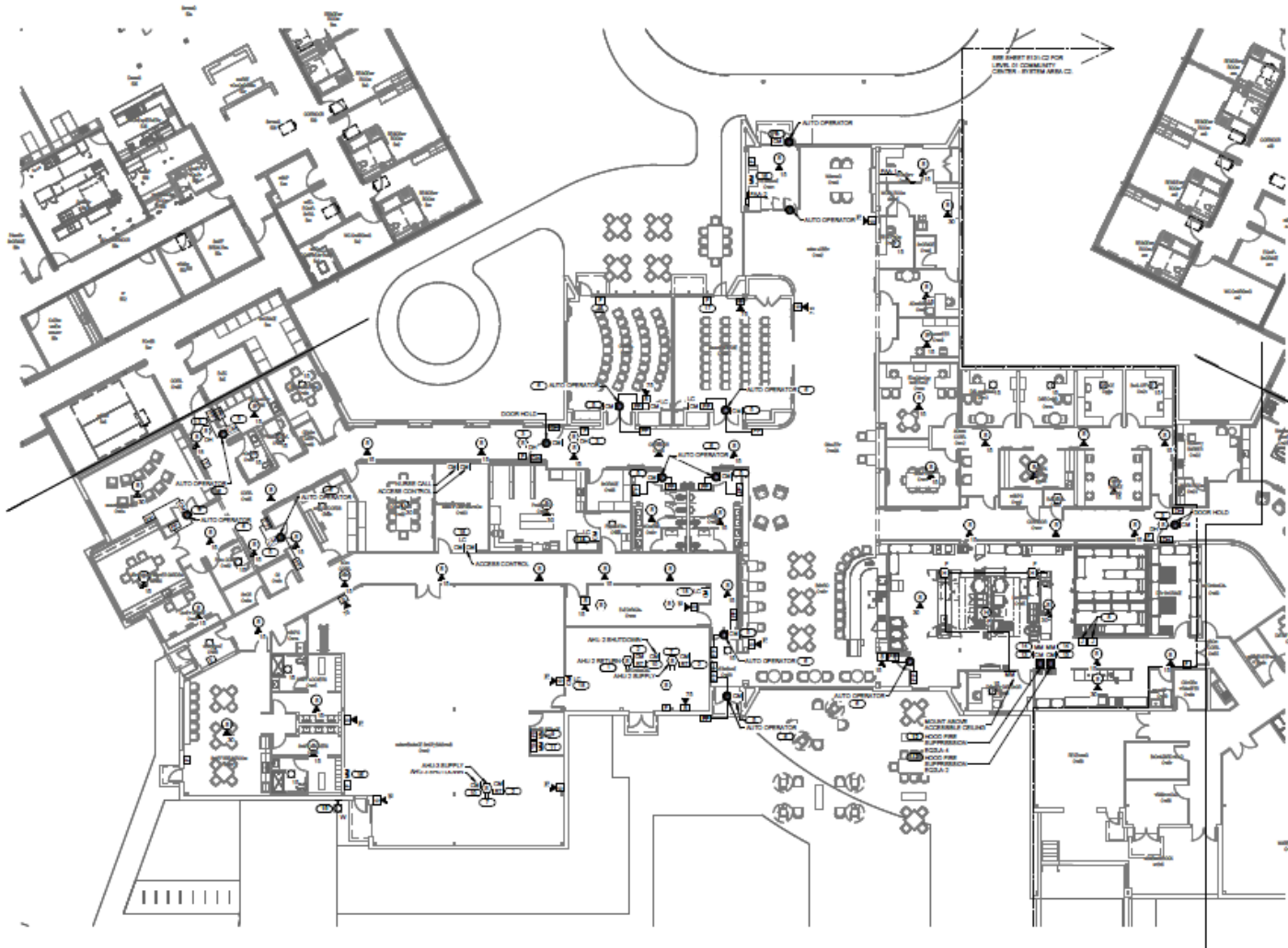
New Marquette Veteran Home Neighborhood Renderings



New Marquette Veteran Home Neighborhood Floor Plan



New Marquette Veteran Home Community Center Floor Plan



Marquette New Home Earthwork in Progress 8/10/2025



Marquette New Home Earthwork in Progress 8/27/2025



***West Pond in Progress
8/27/2025***



***East Pond in Progress
8/27/2025***



***Sanitary Pipe
installation
10/24/2025***

***Water Main Pipe
installation 10/24/2025***



Marquette New Home Earthwork in Progress 12/12/2025



**Underground Piping
Installation –
Neighborhood 1**

Ground Thaw Unit



Marquette New Home Neighborhood 1 Progress 12/12/2025



***Installing Sanitary Sewer
Neighborhood 1***



***Installing Storm
Pipe/Structure along
Perimeter Road***