

**CALL FOR EXPRESSIONS OF INTEREST
REGARDING THE AVAILABILITY OF RENTAL SPACES PROVINCE-WIDE
FOR CLINICAL ACTIVITIES / HEALTH CARE SERVICES**

**File – Clinical Space Requirements for Regional Health Authority A (RHAA), also known as
Vitalité Health Network (VHN)**

RHAA (VHN) invites interested parties to submit an expression of interest (EOI) regarding the availability of suitable spaces for clinical activities and health care services across New Brunswick. Space requirements will vary by project but are expected to range from **5,000 to 15,000 usable square feet**.

In addition to collecting province-wide information, VHN anticipates a short-term need for space in certain geographical areas. The following list is provided for planning purposes only and reflects anticipated needs that may be pursued in the near future, subject to approvals, funding, and program requirements. These examples are non-binding and do not limit VHN’s ability to consider space in other locations.

Anticipated Area	Approximate Space Requirement (sq. ft.)
Edmundston – 1 st site	~14,821 sq. ft.
Edmundston – 2 nd site	~14,821 sq. ft.
Grand Falls – 1 st site	~14,285 sq. ft.
Grand Falls – 2 nd site	~8,514 sq. ft.
Shediac – 1 st site	~14,821 sq. ft.
Shediac – 2 nd site	~9,311 sq. ft.
Bouctouche – 1 st site	~14,285 sq. ft.
Bouctouche – 2 nd site	~7,905 sq. ft.
St-Antoine	~4,958 sq. ft.
Tracadie	~4,958 sq. ft.

The EOI may include locations within any geographic service zone of RHAA, such as the Northwest, Restigouche, Bathurst, Acadian Peninsula, and Moncton regions served by Vitalité Health Network.

Section A: Space and lease requirements

1. Size, configuration, and condition

The proposed space should substantially meet the following criteria:

- 5,000–15,000 usable square feet of contiguous clinical, office, and/or patient care space
- Contiguous, single-level space – The proposed space will be on one level, preferably the ground floor, to support clinical flow, accessibility, and emergency response requirements
- Ability to accommodate clinical functions such as waiting areas, patient rooms, triage, administrative support functions, storage, and staff areas
- Space must meet, or be capable of being renovated to meet:
 - New Brunswick Regulation 2025-20 (Barrier-Free Design and Accessibility Requirements);
 - CSA/ASC-B651 Accessible Design for the Built Environment.
- Professional, clean, well-maintained building with modern common areas

2. Building services and fit-up capacity

- Capability for necessary tenant improvements to meet RHAA's clinical standards
- Clinical-grade HVAC capacity and ability to meet infection prevention and control (IPAC) requirements
- Infrastructure to support washrooms, staff common areas, secure storage, and data/telecommunications
- Ability to install or upgrade sprinklers or other compliant fire suppression systems
- Space available at least eight (8) weeks before occupancy to allow for operational readiness

3. Parking and transportation

- Adequate on-site parking for staff and patients, ideally including:
 - Barrier-free spaces compliant with NB Regulation 2025-20;

- Dedicated staff and patient parking;
- Patient drop-off zone.
- Convenient access to public transit and major roadways

4. Location and access

- Located within New Brunswick in an area aligned with RHAA's program delivery needs, with the specific neighbourhood or district clearly identified (e.g., east, west, north, south)
- Proximity to referral sources (e.g., hospitals, community health centres)
- Highly visible, easily identifiable location with strong signage potential
- Safe and secure environment, particularly for after-hour operations
- Ability to support secure after-hours staff access

Section B: Ownership and legal compliance

Respondents must provide:

- Full legal name of the entity submitting the EOI;
- Proof of legal ownership or right to lease the space;
- Written confirmation that the property is appropriately zoned for medical/clinical/institutional use, **or** a commitment and timeline for achieving necessary zoning approvals.

Section C: Financial viability

Respondents are asked to demonstrate/outline:

- Financial stability and capacity to support a clinical tenancy;
- Willingness **to enter into a gross lease**, inclusive of all operating costs and property taxes;
- Confirmation in writing that **operating cost adjustments will be strictly limited** to the following categories only:

- Water and sewer
- Electricity
- Janitorial services
- Groundskeeping
- Fuel for heating, hot water, and air conditioning
- No other forms of escalation, including capital cost recovery, amortization charges, administrative fees, or landlord overhead during the term of the lease;
- Proposed rental structure and willingness to contribute to required leasehold improvements needed to meet clinical standards;
- Full responsibility, at own cost, for constructing the premises to the required Base Building Standards;
- Willingness to undertake design, cost, and construction phases, working collaboratively and transparently with RHAA, with both parties acting reasonably and in good faith to minimize costs without compromising clinical or regulatory standards.

Section D: Infrastructure and technical requirements

Proposed space should support:

- **Structural load capacity** suitable for heavy medical equipment;
- **Clear ceiling heights of 9–10 feet** to accommodate clinical systems;
- Dedicated riser / mechanical space for medical gas, enhanced ventilation, and communications equipment;
- Sufficient independent electrical service, with access or capacity for **emergency power**, where required;
- Adequate acoustic separation for privacy and clinical functions.

Section E: Tenancy and use considerations

- Ability to negotiate a **Medical Use Exclusivity** clause, where applicable
- Capacity to support patient volumes and flow consistent with outpatient or urgent care environments

- Building security that supports clinical operations, including evenings and weekends
- Information on the proponent's **experience managing clinical tenants** or complex commercial facilities

Section F: Mandatory exclusionary criteria

Proposals will not be considered if the space:

- Cannot comply with provincial or local health facility standards;
- Is not zoned and cannot reasonably be rezoned, for medical use;
- Cannot support required mechanical, structural, electrical, or acoustic standards;
- Is adjacent to incompatible uses (e.g., industrial hazards, loud operations).

Section G: Submission requirements

Interested parties are asked to submit:

- A written response addressing all applicable sections above;
- Floor plans (existing and proposed), if available;
- Site plan showing parking and access;
- Photographs of interior and exterior areas;
- Any other relevant technical or operational information.

Submissions should be sent to:

Vitalité Health Network, Corporate Director of Infrastructure

Attention: Marco Ouellette

E-mail: AI-locationespaces@vitalitenb.ca

Please reference: **File – RHAA Clinical Space Requirements.**

NOTE: A supplementary ***EOI Clarification and Definitions Guide*** is available upon request. Proponents may request a copy using the same email address identified above.

Section H: Not a solicitation or procurement process

This Expression of Interest (EOI) is issued solely for the purpose of gathering information and assessing the availability of suitable space. It is not a tender, request for proposal (RFP), or other

formal solicitation, and does not constitute a commitment by RHAA to proceed with any procurement process or enter into any agreement.

RHAA is under no obligation to:

- Invite formal offers;
- Lease any space identified through this process;
- Post any further advertisements or opportunities related to this request;
- Initiate a subsequent procurement process.

Information submitted in response to this EOI may inform future planning and may be used, in whole or in part, to:

- Develop a shortlist of proponents for a possible future procurement process;
- Support a sole source acquisition in accordance with applicable policies and laws;
- Take any other steps RHAA considers appropriate in the circumstances.

RHAA reserves the right to:

- Proceed directly to negotiations with any proponent whose space is deemed most suitable to meet operational, security, timing, and public interest requirements;
- Initiate a separate procurement process open to any or all parties, whether or not they responded to this EOI;
- Take no further action.

This EOI does not create any legal obligations or rights on the part of any party. No payment will be made for costs incurred in preparing or submitting a response.

Respondents are advised that responding to this EOI does not create any right or entitlement to participate in any future process or to receive any further communication from RHAA regarding this matter.

To support current planning timelines, proponents are encouraged to submit responses. Responses received after this date may not be considered for immediate opportunities but will be retained and may be considered for future needs.