

INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)
AS TO THE AVAILABILITY OF SPACE FOR LEASE
PROVINCE-WIDE – CLINICAL / HEALTH SERVICES SPACE
File – Regional Health Authority B (RHAB) (Horizon Health Network)
Clinical Space Requirements

Horizon Health Network is inviting submissions from interested parties regarding the availability of space suitable for clinical and health service operations across New Brunswick. Space requirements will vary by project but are expected to be in the range of 5,000 to 15,000 usable square feet.

In addition to gathering province-wide information, Horizon Health Network anticipates potential near-term space requirements in select geographic 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 Horizon’s ability to consider space in other locations.

Anticipated Area / Sub-Region	Approximate Space Requirement (SF)
Moncton North End	~6,800 sq. ft.
Saint John – North End	~10,000 sq. ft.

EOI responses may include locations situated within any of Horizon Health Network’s geographic service areas, specifically the Saint John Region, Fredericton and Upper River Valley Region, Moncton Region, and Miramichi Region.

Section A: Space and Lease Requirements

1. Size, Configuration, and Condition

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 is preferred to be located on a single level, preferably on 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).
 - CAN/CSA-B651 Accessible Design for the Built Environment, and
- Professional, clean, well-maintained building with modern common areas.

2. Building Services and Fit-Up Capacity

- Capability for necessary tenant improvements to meet the RHA'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 a minimum of eight (8) weeks prior to 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 the RHA'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-hours 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 will be accepted during the term of the lease.
- Their proposed rental structure and willingness to contribute to required leasehold improvements needed to meet clinical standards.
- Willingness to be fully responsible, at its own cost, for constructing the Premises to the required Base Building Standards.

- Willingness to undertake the design, costing, and construction phases, working collaboratively and transparently with the RHA, 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:

Horizon Health Network

Attn: Blaine Lynch, Regional Director

Facilities, Engineering & Property Management

Email: EOILeaseSpace@HorizonNB.ca

Please reference Subject Line: **File – RHAB Clinical Space Requirements.**

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 the RHA to proceed with any procurement process or enter into any agreement.

The RHA 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, or
- 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, or
- Take any other steps the Horizon Health Network considers appropriate in the circumstances.

The RHA 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; or
- 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 the RHA regarding this matter.

To support current planning timelines, proponents are encouraged to submit responses **no later than January 22, 2026**. Responses received after this date may not be considered for immediate opportunities but will be retained and may be considered for future requirements.