

Call for Expression of Interest
Bowen Island Community Health Centre
EOI # 001-2024: Up to 1800 sq feet of space is available



BOWEN ISLAND
Health Centre Foundation

Closing Date: April 15, 2024

Closing Date and Time

For consideration at this time, documents must be received electronically
by the Bowen Health Centre Foundation
(contracts@bowenhealthcentre.com)
By 12:00 pm (noon), April 15, 2024

Contact Person for Information:

Suzanne Saatchi
Executive Director

Email: suzannesatchi@bowenhealthcentre.com

Introduction

The Bowen Island Health Centre Foundation exists to promote wellness, enhance the quality of life, and improve health security for all Bowen Island residents and visitors, which we aim to accomplish by creating an accessible, coordinated, and integrated community health centre. Our vision is becoming a reality. The purpose of this call for an expression of interest is to seek interested parties that have a desire to lease space in the new Bowen Island Health Centre situated at 1037 Miller Road, Bowen Island, BC.

The building is in the final stages of construction and expected to be completed by April 1, 2024. Operations in the building will commence April 2024.

More information about the Foundation and images of the building as planned can be viewed at the Foundation's website: <https://bowenhealthcentre.com/>

Building information

- **Size:** approximately 10,000 sf on two floors and approximately 5000 sf on each floor
- **Zoning:** VI Village Institutional
- **Use:** Community Health Centre providing services that support the health and wellbeing of Bowen Island residents.

Main floor: Will host a publicly funded integrated community health clinic providing primary care services with family practitioners, nurses and office supports. There will also be a tenant providing lab collection service on this floor.

Available Space

The lower floor will be leased to commercial tenants, preferably in complementary health and wellness practices, to complement the primary care services on the first floor. The lower floor will be shared with a full scope Dentistry clinic.

The space available is up to approximately 1800 sf of demised space. Expressions of interest can include all or a portion of the 1800 sf available and expressions for access to shared space will be considered provided full occupancy can be achieved and shared users undertake all related obligations.

Each tenant will be responsible for the tenant improvements to the space. There may be an opportunity to have the building construction team to be engaged to complete the tenant improvements to the space.

The floor plans are shown in Schedule A.

Preference will be given to complementary services provided by health care professionals and services recognized by the *BC Health Professions Act* and other BC based accredited professionals including those providing services related to mental health. The Foundation will not give priority to proposals for use that is solely for retail (i.e. sales and purchase of goods that are not related to healthcare).

Enquiries:

Suzanne Saatchi, Executive Director

Email: suzannesaatchi@bowenhealthcentre.com

Submission method:

Via email at the only acceptable address: contracts@bowenhealthcentre.com

Subject: Expression of Interest 001-2024

No later than 12:00 pm (noon) on April 15, 2024

Other Important Information

The completion of the Expression of Interest in no way obligates a prospective tenant to lease the property in question and is not in any way binding to the Bowen Island Health Centre Foundation. It is for informational purposes only.

It is the prospective tenant's responsibility to ensure their submission is received prior to the posted closing date and time. Submitters are strongly encouraged to check that they have received a receipt for their submission prior to the closing date and time and to call. Those who have not received a receipt should call the Executive Director at 604 727 0696.

Following the closing date, the Bowen Island Health Centre Foundation will review all the submissions and contact all parties and confirm whether or not the Foundation will negotiate a formal lease Agreement. The Foundation retains the right to negotiate with all, some or none of the prospective tenants and may reopen a call for expressions of interest in its discretion.

EOI- 001-2024 – Bowen Island Community Health Centre SUBMISSION FORMS

A. Prospective Tenant Contact Information

Name:

Phone:

Email:

Address:

Signature:

B. Intended Use

- i) Please provide in detail your intended use of the property and a description of the services you will be providing. Please include the credentials of the professionals providing services.

Preference will be given to complementary services provided by health care professionals and services recognized by the *BC Health Professionals Act* and other BC based accredited professionals including those providing services related to mental health.

The Foundation will not accept a proposal for use that is solely for retail (i.e. sales and purchase of goods not related to healthcare).

- ii) Please tell us your planned operating hours including but not limited to your

(1) Number of days per week	
(2) Hours of operations each day	

iii) Would you be open to sharing the space with other professionals (time share)?

C. Role in Community Health Centre

i) Please tell us how your services would benefit Bowen Islanders.

ii) Please tell us how you see your service could complement or collaborate with the team in the primary care clinic and other possible tenants.

iii) Please tell us what benefits you are willing to bring to underinsured Bowen Island residents.

D. Improvements

Please outline improvements to be made to the demised space including

a. how much of the square footage you will require?

b. details of the type of rooms that will need to be built and function of each room/area.

E. Proposed Lease Rate

Lease rate will be no less than \$25/sf.

F. Date of Occupancy

Please tell us your preferred date of occupancy for the premises (earliest possible date with improvements starting April 2024).

G. Additional Information or requests

Please outline any other terms or conditions that you would like to add to any lease agreement, and any other questions or conditions or comments you might have regarding the property or process.

