

## **Backgrounder**

### **The Academic Ambulatory Care Centre (AACC) *Highlights of the Competitive Selection Process***

VCH announced in October 2002 that it would seek a private partner to construct a new Academic Ambulatory Care Centre (AACC) on the corner of Oak Street and West 12th Avenue at VGH.

Since that time, VCH has engaged in an extensive competition process that included a comprehensive evaluation of short-listed proposals to determine technical, financial and operational competency, a fairness audit, and an independent financial peer review undertaken by Ernst & Young. The following is an overview of the competition process:

- On September 30, 2004, VCH announced an agreement with Access Health Vancouver (AHV), a team of companies with considerable expertise in health facility building, design, finance, and facility management of projects in BC, Canada and internationally.
- VCH issued a request for expressions of interest (RFEOI) in October 2002 and had nine proponent teams respond.
- A request for proposals (RFP) was issued by VCH to two proponents in June 2003 – the proponents had approximately four months to respond.
- As part of the RFP process, proponents were required to address the following principles:
  - design and construct the health-focused facility to an agreed upon standard for a 50-year life building
  - finance the capital cost of the facility over the term of the project
  - maintain the facility with respect to housekeeping, security, grounds-keeping and leasing of any space not used by VCH
  - maintain the facility to an agreed upon performance-based standard over the term
  - allow VCH to lease its portion of the building and then assume full ownership of the building, at no additional cost
- AHV was selected from the RFP process because it demonstrated it could deliver value for money, best practices in innovative design and construction financing, facility management and had world-wide experience in public-private partnership projects.
- By working with a private partner, VCH will be able to move forward with a valuable capital project in a manner that gains innovation and reduces government risk and taxpayer obligations over the life of the project.

- VCH will retain responsibility for delivery of all health care services at the new AACC, and gain access to much needed medical office, clinical and teaching space. The proponent will provide financing and focus on building construction, facility management and maintenance.
- A public-private partnership is a contractual agreement made between a public sector agency and a private sector partner that provides value for money to taxpayers and allows for the development of assets or delivery of services that are traditionally provided by the public sector funds.

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