MobileCare
Community Health Outreach

CMHA Lambton Kent is urgently seeking dedicated Indoor Parking that is climate controlled for MobileCare Unit and invites businesses to submit a proposal for the following.

1.0 INTRODUCTION & BACKGROUND

The Canadian Mental Health Association (CMHA) Lambton Kent, in partnership with Chatham-Kent EMS, and local community health centres, operates the Chatham-Kent MobileCare Unit. This "clinic on wheels" provides critical, confidential, walk-in mental health first response, primary healthcare, and community navigation across rural and urban centers. To protect specialized medical technology, maintain stock room compliance, and ensure rapid winter deployment, the CMHA Lambton Kent is requesting competitive proposals for a dedicated, secure, climate-controlled indoor parking solution. This parking solution could be an entire unit, or through shared space (for example, a storage facility, climate-controlled outbuilding, etc).

2.0 VEHICLE SPECIFICATIONS & MEASUREMENTS

The facility must seamlessly and safely accommodate the MobileCare Unit vehicle. Proposers must evaluate their structural clear heights, turn radii, and load tolerances against the following exact vehicle dimensions:

- Base Vehicle Classification: Class A Custom Commercial Mobile Medical Vehicle / Coach Chassis
- Overall Length: 38 feet (11.58 meters)
- Overall Width (Mirrors Extended): 10 feet 2 inches (3.10 meters)
- Overall Height (Including Roof-Mounted HVAC, Antennas & Skylights): 12 feet 8 inches (3.86 meters)
- Gross Vehicle Weight Rating (GVWR): 26,000 lbs (11,793 kg)
- Minimum Required Overhead Clearance: 13 feet 6 inches (4.11 meters) to safely clear roll-up entry doors and interior light fixtures

3.0 MANDATORY REQUIREMENTS

The leased property must meet the following baseline infrastructure metrics to be considered for evaluation:

- The indoor temperature must be strictly maintained between 15°C and 22°C (59°F to 72°F) year-round to preserve sensitive point-of-care lab diagnostics, medical fluids, and electronic medical record (EMR) telemetry systems.
- Access to a dedicated, weather-protected 50-Amp Shore Power connection (NEMA 14-50R or SS2-50R configuration) immediately adjacent to the parking space to run onboard medical equipment and climate buffers without running the diesel engine. (Or willingness for CMHA to install the appropriate power connection).

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- Standard 24/7/365 unhindered egress/ingress for credentialed MobileCare staff and EMS personnel. (Though this access is required, the unit would be in use and outside of the building Monday to Friday between 8am and 3:30pm approximately)

- Minimum bay garage door dimensions of 12 feet wide by 14 feet high.

- Level, reinforced concrete flooring capable of supporting sustained point loads of up to 13,000 lbs per axle.

- Proof of insurance/liability insurance

4.0 PROPOSAL SUBMISSION REQUIREMENTS

All respondents must compile their digital proposal envelopes to include:

1. Site Plan & Dimensions: A description of the site, which should include photos and a description, and may include blueprints. Exact bay clear heights, and turning radius maps demonstrating optimal approach clearance are ideal.
2. Climate Proofing: A technical summary of the HVAC facility units, baseline backup generator capacities, and utility monitoring processes.
3. Financial Schedule: Total monthly lease cost inclusive of CAM (Common Area Maintenance), property taxes, facility insurance, and structured electrical utility allocations.

5.0 EVALUATION CRITERIA

Proposals that meet all mandatory requirements will be evaluated based on:

• Access & Vehicle Clearances (includes site plan and location evaluation) 25%
• Facility Security and Staff Accessibility Features: 25%
• Financial Cost and Commercial Terms: 50%

Note: On site visits may be required as part of the evaluation.

Interested parties are invited to submit a proposal to CMHA LK no later than: November 27, 2026, at 2:00 PM EST. Interested parties are invited to submit their proposal via email to mailto:jbromley@cmhalambtonkent.ca.