

**Public Advertisement for an Expression of Interest (EOI)**

**INVITATION TO SUBMIT AN EXPRESSION OF INTEREST (EOI)  
REGARDING THE PROVISION OF RESIDENTIAL UNITS FOR LEASE  
IN THE HAMLET OF CAMBRIDGE BAY, NUNAVUT  
FILE NUMBER 525443 - 2**

Public Works and Government Services Canada (PWGSC) as the agent acting on behalf of Aboriginal Affairs and Northern Development Canada (AANDC) is asking interested parties to provide information for a potential opportunity to build and lease ten (10) new residential units.

**Section A: Lease Components**

- a lease term of approximately 25 years, commencing on or about April 1, 2017, with the Lessee's option for early termination of each leased unit after the 10<sup>th</sup>, 15<sup>th</sup>, and 20<sup>th</sup> year;
- any leases resulting from this EOI are subject to the Nunavut Land Claim Agreement (NLCA) and in particular, the provisions outlined in Article 24.
- build and lease ten (10) new residential units consisting of eight (8) two (2) bedroom units and two (2) one (1) bedroom units. Each proposed residential unit shall have an approximate total living area including storage space of:

<u>Unit Type</u>	<u>Minimum Gross Area Per Unit</u>
1 - Bedroom	85 square metres
2 - Bedroom	110 square metres

- The proposed residential units should satisfy or be capable of satisfying the following criteria:
  1. Each proposed residential unit must be a new build of no more than two (2) storeys in height.
  2. Each proposed residential unit must be an individual residential dwelling that may form part of a duplex, four plex, townhouse or row-house.
  3. The two (2) bedroom residential units must include: a living room, dining area, kitchen with a full size stove, dishwasher and refrigerator, one full bathroom including tub and shower, one half bathroom including shower, laundry room with full size washer and dryer and sufficient residential storage space;
  4. The one (1) bedroom residential units must include: a living room, dining area, kitchen with a full size stove, dishwasher and refrigerator, one full bathroom including tub and shower, laundry room with full size washer and dryer and sufficient residential storage space.
  5. The physical characteristics of the land, the building, the surrounding area/environment, including neighbouring land uses, shall be compatible with the Lessee's intended use of the accommodation.

- The proposed residential unit(s) must be located within the boundaries of the Hamlet of Cambridge Bay from whom the interested party or parties will lease the Land if awarded a lease contract by PWGSC;
- PWGSC/AANDC will reserve the right to install in/on the proposed residential unit(s), equipment to monitor fuel, water and electricity consumption;
- proposed residential unit(s) must, on or before the lease commencement date, comply with:
  1. all requirements contained in PWGSC's *Standards for Leased Residential Accommodation*;
  2. the Good Building Practices Guideline developed by the Government of Nunavut;
  3. the Canada Labour Code as applicable to fire, health and safety;
  4. the Canadian Electrical Code;
  5. the National Building Code of Canada;
  6. all other applicable Codes and Standards and all local laws and by-laws.

### **Section B: Responses**

Interested parties are requested to submit their response to this EOI in writing to the following address:

Public Works and Government Services Canada  
 Contracting Services, Bid Receiving Unit  
 5<sup>th</sup> Floor, 10025 Jasper Avenue  
 Edmonton, Alberta T5J 1S6

or by facsimile to 780-497-3510.

or by email to the contact listed below in Section E.

Please indicate File No. 525443 - 2 on all correspondence.

### **Section C: Responses Requested by**

As this may be the only invitation to submit an Expression of Interest for this potential lease project, owners or their agents should provide their response by August 24, 2015. Any response received after this date may not be considered.

### **Section D: Information Provided by Interested Parties or Agents of Interested Parties**

Information provided by interested parties or agents of interested parties should include the file number, the proposed lot number and location of the residential unit(s), the size of the proposed residential unit(s), copy of the proposed floor plan(s) and details addressing the criteria listed above in Section A. Agents submitting a response to this EOI must provide PWGSC with a letter authorizing them to do so.

### **Section E: Additional Information**

For more information, please contact Graham Gibbons, Senior Leasing Officer by phone at (780) 497-3845 or by email to: [graham.gibbons@pwgsc-tpsgc.gc.ca](mailto:graham.gibbons@pwgsc-tpsgc.gc.ca) or Colleen Hauber,

Senior Leasing Officer by phone at (780) 497-3883 or by e-mail to: [colleen.hauber@pwgsc-tpsgc.gc.ca](mailto:colleen.hauber@pwgsc-tpsgc.gc.ca).

### **Section F: List of Potential New Residential Units**

This EOI is issued in order to invite interested parties to demonstrate their interest in providing the requirements described herein. This information may be included in a list of potential new residential units and used for potential future solicitations.

### **Section G: Not a Solicitation Process**

Note that this is not a tender process, nor a request for proposal, but only an inquiry as to the interest to build and lease residential units. PWGSC will not necessarily invite offers, or lease any residential units, and may not post any future ads related to this request. The information provided through this EOI may be included in a source list of potential new residential units and PWGSC may issue an invitation to tender for other leasing requirements based on this information, or based on any other information which may come to its attention prior to an issuance of an invitation to tender; or it may invite offers by way of public tender. PWGSC reserves the right to proceed with an Invitation to Offer to Lease by inviting only parties deemed to most effectively meet specific operational, security and public safety requirements.