



RETURN BIDS TO:

RETOURNER LES SOUMISSIONS À:

Public Works and Government Services Canada
ATB Place North Tower
10025 Jasper Ave./10025 ave. Jaspe
5th floor/5e étage
Edmonton
Alberta
T5J 1S6
Bid Fax: (780) 497-3510

**SOLICITATION AMENDMENT
MODIFICATION DE L'INVITATION**

The referenced document is hereby revised; unless otherwise indicated, all other terms and conditions of the Solicitation remain the same.

Ce document est par la présente révisé; sauf indication contraire, les modalités de l'invitation demeurent les mêmes.

Comments - Commentaires

**Vendor/Firm Name and Address
Raison sociale et adresse du
fournisseur/de l'entrepreneur**

Issuing Office - Bureau de distribution
Public Works and Government Services Canada
ATB Place North Tower
10025 Jasper Ave./10025 ave Jasper
5th floor/5e étage
Edmonton
Alberta
T5J 1S6

Title - Sujet Commercial Real Estate Services	
Solicitation No. - N° de l'invitation EW703-161457/A	Amendment No. - N° modif. 002
Client Reference No. - N° de référence du client RCMP EW703-161457	Date 2016-01-13
GETS Reference No. - N° de référence de SEAG PW-\$EDM-607-10642	
File No. - N° de dossier EDM-5-38219 (607)	CCC No./N° CCC - FMS No./N° VME
Solicitation Closes - L'invitation prend fin at - à 02:00 PM on - le 2016-01-19	
Time Zone Fuseau horaire Mountain Standard Time MST	
F.O.B. - F.A.B. Plant-Usine: <input type="checkbox"/> Destination: <input type="checkbox"/> Other-Autre: <input type="checkbox"/>	
Address Enquiries to: - Adresser toutes questions à: Jenkinson, Lorraine	Buyer Id - Id de l'acheteur edm607
Telephone No. - N° de téléphone (780) 497-3593 ()	FAX No. - N° de FAX (780) 497-3510
Destination - of Goods, Services, and Construction: Destination - des biens, services et construction:	

Instructions: See Herein

Instructions: Voir aux présentes

Delivery Required - Livraison exigée	Delivery Offered - Livraison proposée
Vendor/Firm Name and Address Raison sociale et adresse du fournisseur/de l'entrepreneur	
Telephone No. - N° de téléphone Facsimile No. - N° de télécopieur	
Name and title of person authorized to sign on behalf of Vendor/Firm (type or print) Nom et titre de la personne autorisée à signer au nom du fournisseur/ de l'entrepreneur (taper ou écrire en caractères d'imprimerie)	
Signature	Date

TITLE: Commercial Real Estate Services for the marketing and sale of a federal property located at 621 Academy Road, Winnipeg, Manitoba

This solicitation amendment is to provide for clarifications regarding the Request for Proposal (RFP).

PART A: QUESTIONS/ANSWERS

Q2-1. Site Visit questions.

a)	Can you advise what the total square footage of the main floor of the building? Does the square footage noted include the lower floor? Is the square footage of the entire building in the bid package?	Basement = 15,179 sq. ft. (1,410 m2) Main Floor = 21,518 sq. ft. (2,138 m2) Total = 38,197 sq. ft. (3,548 m2)
b)	Copy of main and basement floor plans? Are there CAD drawings available?	Copy of plans attached at Appendixes 1, 2, 3, and 4.
c)	What are the average Operating expenses for the Lab? What are the operating costs of the building?	An O&M budget, attached at Appendix 5; the building was managed by a third party, and was fully occupied.
d)	Total # of bathrooms?	5 individual water closets (toilet and sink); change rooms in basement include 2 men's showers, toilet and sink, and 1 women's shower, toilet and sink.
e)	Please confirm the parking stall numbers?	Approximately 56 parking stalls. Drawing attached at Appendix 6.
f)	Copy of survey certificate?	Not available
g)	Any issues with seepage?	None known to RCMP Asset Manager.
h)	Have First Nation groups been consulted prior to the public listing of this property?	Treaty Land Entitlement (TLE) circulation complete. Peguis and Opaskwayak Cree Nation both expressed interest in the building, but eventually both withdrew.
i)	Is there a recent copy of the Building Condition Report available?	Not available.
j)	Is there a copy of the Phase 1 environmental report?	PWGSC business practice is to only share this report with the successful real estate agent (and potential buyer).
k)	How much square footage is devoted to mechanical space?	We do not have current documentation to answer these questions. Many of

l)	How much electrical load for the building?	the answers can be found on the floor drawings. We encourage the purchaser to inspect the property with their own experts to verify any concerns.
m)	Which walls are structural, which are moveable?	
n)	What is the tonnage load for the HVAC system?	
o)	What fixtures and chattel are being removed from the building?	
p)	What is the occupancy load of the building/occupancy use?	

Q2-2. Further to RFP EW703-161457/A regarding commercial real estate services pursuant to the sale of 621 Academy in Winnipeg, and further to section 5.2.1 and 6.5.3, if it is our intent for two or three individual agents, all working for the same brokerage to work on the marketing of 621 Academy jointly, how should this be reflected in the bid? Should one individual agent be given as the bidder, and if so, how should the other 1-2 agent(s) be reflected, or identified, if at all? Or, should all three be identified collectively as 'the bidder' and should these three agents be identified as a partnership.

A2-2 The bid can be submitted either way – 1 individual agent as the bidder or as a partnership. However, the partnership must include "...a statement and any requested supporting documentation indicating the laws under which it is registered or incorporated together with the registered or corporate name and place of business." (Standard Instructions 2003, section 10.)

Q2-3. Regarding solicitation EW703-161457/A (Commercial Real Estate Services – 621 Academy in Winnipeg), do the agent(s) submitting the bid have to have a "Procurement Business Number" or in any way be registered with your department, any registry of bidders, or buyandsell.gc.ca as a pre-requisite to submitting a bid? If a PBN is required or any sort of registration is required, would you require that the agent(s) submitting the bid perform such registration in their name(s), or that the agent(s) brokerage (i.e. – company) do so?

A2-3. Bidders do not have to have a Procurement Business Number in order to submit a bid. A PBN must be obtained before a contract is issued. That is our only sort of "registration". The PBN is registered to the legal name that the bidder operates under.

Q2-4. We have a question regarding the Standard Acquisition Clauses and Conditions Manual, it references a template to use. This is the link:
<https://buyandsell.gc.ca/policy-and-guidelines/standard-acquisition-clauses-and-conditions-sacc-manual/standard-procurement-templates>
 We cannot open these templates without permission from you. Kindly advise if we are required to use a template for our submission and which template is best?

A2-4. Those templates are solicitation/contract templates that I use to create solicitations/contracts. They are not templates that can be used for submitting a bid. There are no templates for submitting a bid.

For submitting a bid please follow **PART 3 - BID PREPARATION INSTRUCTIONS**.
 Additional bid preparation instructions:

In their technical bid, Bidders should demonstrate their understanding of the requirements contained in the bid solicitation and explain how they will meet these

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EW703-161457

Amd. No. - N° de la modif.
002
File No. - N° du dossier
EDM-5-38219

Buyer ID - Id de l'acheteur
edm607
CCC No./N° CCC - FMS No./N° VME

requirements. Bidders should demonstrate their capability and describe their approach in a thorough, concise and clear manner for carrying out the work.

The technical bid should address clearly and in sufficient depth the points that are subject to the evaluation criteria against which the bid will be evaluated. Simply repeating the statement contained in the bid solicitation is not sufficient. In order to facilitate the evaluation of the bid, Canada requests that Bidders address and present topics in the order of the evaluation criteria under the same headings. To avoid duplication, Bidders may refer to different sections of their bids by identifying the specific paragraph and page number where the subject topic has already been addressed.

If your bid has already been submitted, you may wish to revise it. Revisions to your bid must be submitted in a sealed envelope or by facsimile on which the content is clearly written. Any revisions to your bid must be received by the Bid Receiving Unit on or before the time and date stated on page 1 of this document. Any revisions to your bid received after the closing date and time will be considered late and will be returned unopened.