

ADVANCE CONTRACT AWARD NOTICE (ACAN) FOR DATABASE ACCESS

1.0 ACAN DESCRIPTION

The Canada Revenue Agency (CRA) has a requirement for the provision of online database subscription services for a minimum of 2000 users, to a collection of searchable data, recent and historical, on real estate transactions and property owners in Quebec and the United States (US), registered leases and mortgages in Quebec, as well as data of companies and their shareholders in Quebec and Canada.

The purpose of this ACAN is to signal the CRA's intention to award a contract for these goods and/or services to JLR Solutions Foncières. Before awarding a contract, however, the CRA would like to provide other suppliers with the opportunity to demonstrate that they are capable of satisfying the requirements set out in this Notice, by submitting a statement of capabilities during the ACAN posting period.

If other potential suppliers submit a statement of capabilities during the ACAN posting period that fully meets the requirements set out in the ACAN, the CRA will proceed to a full tendering process; either Competitive-Government Electronic Tendering Service (GETS) or Competitive-Non GETS, in order to award the contract.

If on or before the closing date, no other supplier submits a statement of capabilities that meets the requirements set out in the ACAN, the CRA may award a contract to the proposed supplier.

2.0 REQUIREMENT

Any interested supplier must demonstrate by way of a statement of capabilities that its database meets the following requirements:

The CRA requires:

2.1 The provision of searchable, recent and historical data on real estate transactions, registered leases and mortgages, as well as business and shareholder information originating from the following public registries:

- Registre Foncier du Québec (RFQ);
- Registre des entreprises du Québec (REQ);
- Registre des corporations fédérales (Industrie Canada);
- Registre des permis d'alcool (RACJ);
- Registre des entreprises de services monétaires (ESM); and
- Registre des détenteurs de licence RBQ (RBQ).

2.2 The provision of searchable data, recent and historical, on real estate transactions and property owners located in the United States.

3.0 MANDATORY REQUIREMENTS

The following mandatory requirements are related to the overall requirement:

- The data must be provided in a searchable database within 21 days of contract award;
- The data from the RFQ must be updated every 24 hours;
- The data from the other registries must be updated every month;
- The database must be provided in English and French;
- The database must provide users with uninterrupted access 24/7;
- The database must allow for the addition, deletion and modification of user profiles;
- The Contractor must provide secure access to the database where CRA users can login with a user ID and Password;

- The Contractor must provide technical support during regular business hours, from 9:00am to 5:00pm Eastern Time, Monday to Friday to handle matters pertaining to technical problems and/or technical questions. Technical support must be provided in English and French via telephone and email;
- The database must provide user reference guides or videos and Frequently Asked Questions (FAQ) references;
- The data originating from the registries listed in 2.1 must also be provided in 'BULK' format (TEXT, Access or Excel) once per month to a designated person from CRA;
- The 'BULK' data must be provided via Secure File Transfer Protocol (SFTP); and
- The 'BULK' data must be able to be hosted on a 'postgresql' database server.

3.1 MANDATORY DATA:

The following recent and historical data coming from the registries mentioned above in Section 2.1 are mandatory requirements:

3.1.1 Transaction data including mortgages, sales and leases (RFQ) must include the following:

- The Deed number or Act number or deed of transfer number;
- The Deed or Act or Transaction contract must be available in pdf format;
- Property lot identification or number or designation, cadastral parish, registry division or Publicity of rights or Land Registry office;
- Address of the property, civic #, street name, app. #, city, postal code;
- Names of stakeholder or shareholder or company;
- Address of the stakeholder, shareholder or company, civic #, street name, app. #, city, province, country, postal code;
- Type of transaction identification (e.g. sale, mortgage, lease...);
- Date of transaction and date of act registration;
- Transaction price/amount;
- Mortgage value or mortgage amount;
- Indication of exemption from payment of transfer duties (e.g. yes/no);
- Data regarding Lease information:
 - Rental/Rent information;
 - Terms of rent (when/if available);
 - Rental period (when/if available);
- Data only for Income producing Property Information:
 - Gross or net income (when/if available);

3.1.2 Business and shareholder information/data (all other registries) must include:

- Names of stakeholder or shareholder or company;
- Address of the stakeholder, shareholder or company, civic #, street name, app. #, city, province, country, postal code;
- Date of registration;
- Registry number; and
- Number of employees (REQ only).

The following recent and historical data for the real estate transactions and property owners located in the United States, as mentioned in Section 2.2, are mandatory requirements:

3.1.3 United States transaction data must include:

- Deed number or Act number or deed of transfer number;
- The Deed or Act or Transaction contract must also be available in pdf format;
- Property lot identification or Property Identification Number (PIN);
- Address of the property, civic #, street name, app. #, city, county, state, Zip code;

- Names of stakeholder or shareholder or company;
- Address of the stakeholder, shareholder or company, civic #, street name, app. #, city, province, county, state, country, postal code or zip code;
- Type of property (e.g. single, detached, row home, condominium...);
- Date of transaction and of act registration; and
- Transaction price/amount.

3.2 MANDATORY SEARCH PARAMETERS:

3.2.1 The mandatory data outlined in Sections 3.1.1 and 3.1.2 above, must be provided in a database with the following search parameters. The database must accommodate a single parameter search or a search with any combination of the parameters below:

- Search by type of properties (RFQ only);
- Search by type of transaction (RFQ only);
- Search by Deed # or Act of transfer number (RFQ only);
- Search by Property address, lot #, street name, city, registry of deed or Registry division, Region, postal code;
- Search by name of stakeholders, shareholders or company;
- Search by address, lot #, street name, city, province, county, state, pays, postal code of stakeholders, shareholders or company;
- Search by stakeholders or shareholders type (e.g. buyer, seller, lender, borrower, leaser, tenant...);
- Search by date range;
- Search by price range; and
- Search by region, city, street, postal code.

3.2.2 The data listed in 3.1.3 must be searchable under the following parameters:

- Property searches in the US by name; and
- Property searches in the US by address.

3.3 MANDATORY REPORTING REQUIREMENTS

The following reporting requirements are mandatory:

- All of the search results resulting from the search parameters listed in section 3.2 must be available in EXCEL and PDF reports;
- A monthly report based on user searches must be provided to the project authority. The report must include:
 - Type of searches conducted by user;
 - Username;
 - Dates of searches conducted.
- The Contractor must provide “Ad Hoc” reports to the project authority as and when requested.

4.0 PROPOSED CONTRACTOR

JLR Solutions Foncières
 2020, Robert-Bourassa, Suite 2250
 Montréal, QC
 H3A 2A5

5.0 PERIOD OF PROPOSED CONTRACT

The period of the proposed contract will be for two (2) years from June 01, 2016 to May 31, 2018.

The contract will include the following options:

- Three (3) Option periods to extend the period of the contract by one (1) year;
- Option to purchase additional quantities; and
- Option to add, remove or modify items.

6.0 REASON FOR ACAN/SOLE SOURCE JUSTIFICATION

The sole source is based on the fact that JLR Solutions Foncières is the only known supplier who compiles and provides all of the required data elements into a searchable database with all the required search parameters/criteria.

This requirement for on-line information products is applicable to WTO-AGP, AIT, CCFTA, CHFTA and CKFTA.

The applicable Trade Agreements are:

World Trade Organization Agreement on Government Procurement (WTO-AGP)

Agreement on Internal Trade (AIT)

Canada-Chile Free Trade Agreement (CCFTA)

Canada-Honduras Free Trade Agreement (CHFTA)

Canada-Korea Free Trade Agreement (CKFTA)

This requirement is excluded from:

North American Free Trade Agreement (NAFTA)

NAFTA, Chapter 10, Annex 1001.1b-2, Services, Section B, Excluded Coverage Services Exclusions by Major Service Category, D. Information Processing and Related Telecommunications services, D317 Automated News Services, Data Services, or Other Information Services

Canada-Peru Free Trade Agreement (CPFTA)

CPFTA, Chapter 14, Annex 1401.1-4, Section B - Excluded Coverage, Services Exclusions by Major Service Category, Part I, D. Information Processing and Related Communications Services, D317 Automated News Services, Data Services or Other Information Services

Canada-Colombia Free Trade Agreement (CCoFTA)

CCoFTA, Chapter 14, Annex 1401-4 Services, Schedule of Canada, Section B - Excluded Coverage, Services Exclusions by Major Service Category, Part I, D. Information Processing and Related Telecommunications Services, D317 Automated News Services, Data Services, or Other Information Services

Canada-Panama Free Trade Agreement (CPaFTA)

CPaFTA - Chapter sixteen - Government Procurement, Schedule of Canada, Annex 5: Services, Section B - Excluded coverage, Services Exclusions by Major Service Category, Part I, D. Information Processing and Related Telecommunications Services, D317 Automated News Services, Data Services, or Other Information Services

This requirement is not applicable to the Comprehensive Land Claims Agreements (CLCA)

7.0 INSTRUCTIONS TO SUPPLIERS

Suppliers who consider themselves fully qualified and available to meet the specified requirements may submit a statement of capabilities in writing to the Contracting Authority identified in this Notice on or before the closing date of this Notice. The statement of capabilities must clearly demonstrate how the supplier meets the advertised requirements.

When submitting a Statement of Capabilities to the Contracting Authority, the supplier must reference the following on the outside of the envelope or on the covering page, in the case of a facsimile transmission:

- CRA file number;
- Contracting Authority's name; and
- Closing date of the ACAN.

When submitting a Statement of Capabilities by e-mail, the supplier must direct the email to the attention of the Contracting Authority and reference the CRA file number and the ACAN closing date in the subject line.

8.0 CLOSING DATE FOR STATEMENT OF CAPABILITIES

CLOSING DATE FOR STATEMENT OF CAPABILITIES: 1400 hrs EDT, April 21, 2016

The Crown retains the right to negotiate with suppliers on any procurement.

Documents may be submitted in either Official Language of Canada.

Inquiries and submission of statements of capabilities:

Contracting Authority:

Timothy Berg
Senior Supply/Business Analyst
Contracting Division
Finance & Administration Directorate
Canada Revenue Agency
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